

Madeline S. Mooney, Chair
Robert N. Winn, Jr., Vice Chair
John M. Daley
Heath Ouellette
Lindsey M. Perry



Ogunquit Select Board
Tuesday, January 21, 2020
Dunaway Community Center
23 School Street
5:00 p.m.

AGENDA

Workshop 5:00pm

■ Discussion with the Port City Architecture design team who developed the “Ogunquit Municipal Offices and Public Works Garage” Master Plan (2009)

Public comment on this topic will be welcome during the “Citizens Comments” portion of the Select Board meeting.

Meeting 6:15pm

Note: The Select Board business meeting will begin after a brief break following the workshop.

1.0 Call to Order

1.1 Roll Call

1.2 Request from Select Board Member Lindsey Perry to be excused from the Jan. 21 meeting

1.3 Pledge of Allegiance

2.0 Meeting Minutes

2.1 January 7, 2020

2.2 January 14, 2020

3.0 Public Hearings – Liquor & Amusement Licenses

3.1 Perkins Cove Lobster Shack, 110 Perkins Cove Rd – *Malt, Spirituous & Vinous Liquor License*

3.2 The Trap, 117 Perkins Cove Rd – *Malt, Spirituous & Vinous Liquor License*

4.0 Presentations, Proclamations, Resolutions & Communications

4.1 Fire Department Service Recognition – Fire Chief Ed Smith

4.2 Marginal Way Committee Report – Joan Griswold, Chair

4.3 Main Beach Bathhouse & Lifeguard Station Update – John Daley and Bob Winn

4.4 Pavement Management Program – CMA Engineers

5.0 Appointments & Resignations - None

6.0 Town Manager’s Report

7.0 Unfinished Business - None

8.0 New Business - None

9.0 Citizens Comments (for topics not on the Agenda)

The Select Board welcomes public comments and questions about Town-related issues that are not on the agenda. We ask that people keep comments on point and within 3 minutes.

10.0 Other Business

10.1 Select Board Reports and Announcements

11.0 Adjournment

The workshop and meeting will be broadcast on WOGT and web streamed.



WORKSHOP

Ogunquit Municipal Offices & Garage

PRELIMINARY 2-11-09



Ogunquit, Maine

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Ogunquit Municipal Offices

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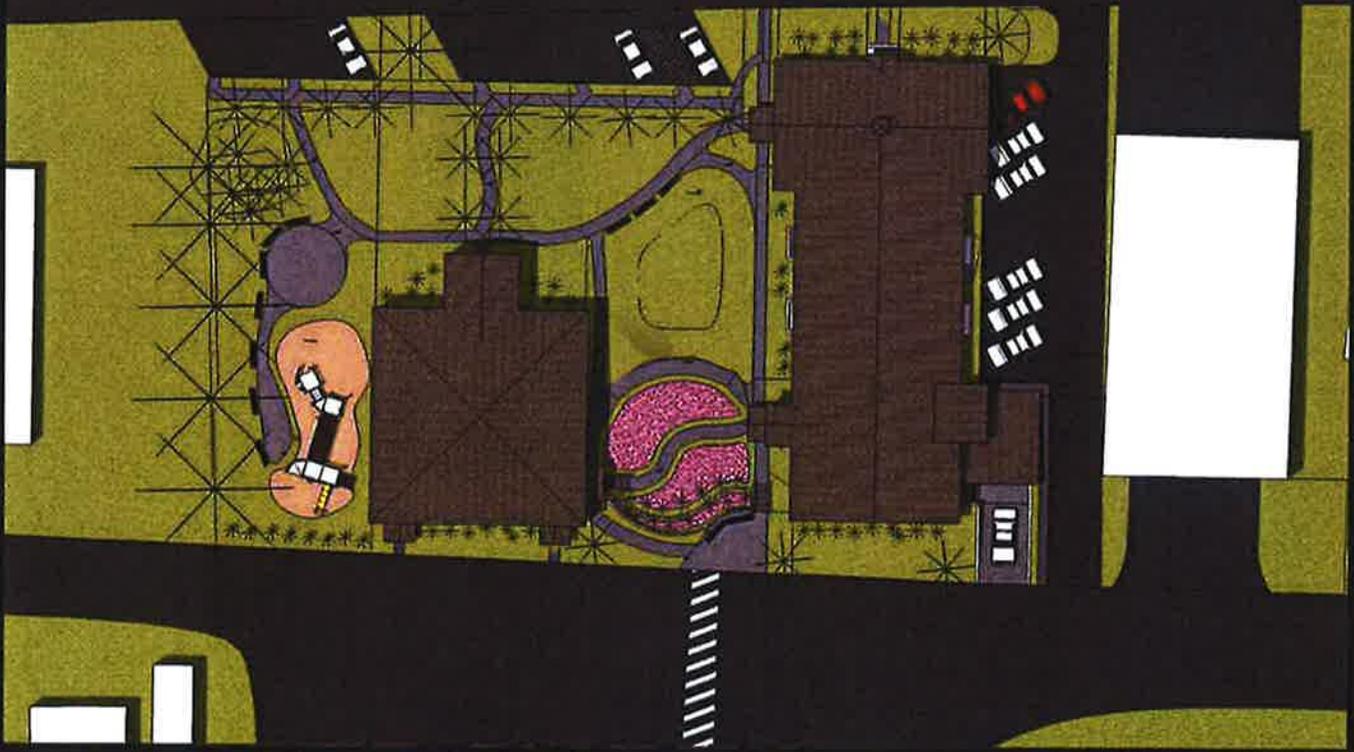
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Master Plan Summary

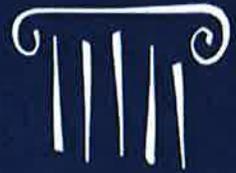


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MASTER PLAN SUMMARY

Planning for municipal building improvements has been a long process for the Town of Ogunquit. Previously, planning was complicated by the Ogunquit Village School being in operation. Former plans revolved around new construction or a combination of renovations to the Dunaway Center supplemented by building a new structure for a police station and municipal offices. In 2004, the proposed options for a new municipal campus were costly, ranging from \$6.6 to \$7.7 million dollars and did not have strong public support.

Several years lapsed and a new Building Needs Committee was formed. The committee gathered new information and utilized information generated by previous committees. The new committee sampled public opinion and found that there was strong consensus to renovate the Dunaway Center as a police station and community center and to renovate the Ogunquit Village School building as municipal offices. The committee considered all of the Town's municipal buildings and determined a need for a new public works garage, as well.

During the summer of 2008, Port City Architecture was hired by the Town of Ogunquit to develop space needs assessments, structural building assessments, conceptual building plans and conceptual cost estimates for the renovation of the Dunaway Center and the Ogunquit Village School building, as well as, the construction of a new public works garage.

A team of structural engineers, architects and construction cost estimators concluded that the Dunaway Center and Ogunquit Village School buildings are structurally sound and it would be more economical to renovate rather than demolish and build new structures. Building a new Police Station would be more expensive than renovating the existing one because a new structure would have to conform to Essential Facility - International Building Code #4.

The Building Needs Committee believes that the present configuration of the Dunaway Center is not functioning properly. The new master plan would renovate the existing structures in a highly functional manner and would be consistent with the public opinion sampling.

The new master plan for improvements to Ogunquit's municipal complex is considerably less costly than former proposals, which were significantly based upon new construction. The former proposals had estimated costs that were 61% - 88% higher than the new plan.

The proposed plan would be phased over a minimum 3 year period so that construction logistics would be compatible with the on-going functioning of municipal services. Construction would occur during the off-season and be confined to the campus site, as much as possible.

The needs are real and must be addressed. Delay only adds to renovation costs. The current economy provides challenges, but could also provide opportunities to receive very competitive construction bids. Also, shovel ready infrastructure projects may be eligible for grants from the Federal Stimulus Program. The Town should aggressively seek funding through this program.

The proposed plan would provide municipal buildings that are more functional, more convenient, more energy efficient, healthier, more comfortable, safer and more secure. The building improvements would contribute significantly toward the “greening of Ogunquit” as a result of increased energy efficiencies. An improved Community Center would become a focal point for community activities. A revitalized municipal campus would become an attractive addition to our beautiful community. The plan would provide for Ogunquit’s municipal facilities needs for many decades.

PHASE ONE – The Municipal Campus

Dunaway Center Renovations

- Renovate the lower level of the Dunaway Center to provide a larger Police Station that meets standards for public safety buildings.
- Renovate the upper level of the Dunaway Center to provide dedicated space for an improved Community Center.

New Municipal Offices at the Ogunquit Village School

- Renovate the Ogunquit Village School building to provide a centralized municipal office building that includes the Land Use Department.
- Leasing the existing Land Use property could potentially offset 27% of the debt service costs to renovate the Ogunquit Village School building.
- The plan provides for an attractive municipal campus that integrates renovated buildings, landscaped green spaces, playground and additional convenient parking.
- A warrant article for Phase One will be placed on the June 2009 Annual Town Meeting ballot. If approved, Phase One would be implemented over a minimum 3 year period and possibly longer if economic and Town financial conditions warrant.

PHASE TWO – New Public Works Garage

- Construct a new Public Works Garage at the Salt Shed site on Captain Thomas Road that is large enough to garage all of the Town's Public Works vehicles. Enlargement of the existing garage is not feasible due to the size and nonconforming nature of the lot.
- Sell the existing Public Works Garage property, located on Captain Thomas Road. Sales proceeds could provide an estimated 20% of the cost of the construction of the new Public Works Garage.
- A warrant article for Phase Two would tentatively be placed on the June 2011 Annual Town Meeting ballot. Phase Two could be delayed longer if financial conditions warrant.

Note:

The best location for a new Public Works Garage is the Transfer Station site on Berwick Road. At this time, the Salt Shed location is being recommended due to the current legal situation involving traffic pattern changes on Berwick Road.

The Transfer Station site is more centrally located and would save a significant number of vehicle miles. Fewer vehicle miles would result in lower fuel, maintenance and repair costs. Vehicles would need to be replaced less frequently.

It would be best to centralize all Public Works functions, including a new Salt Shed, at the Transfer Station site. The existing Salt Shed contains some safety hazards regarding the turning radius within the building.

Centralization could allow portions of the Salt Shed property to be sold as surplus property. The sales proceeds could contribute additionally to the cost of a new garage and salt shed.

It is hoped that the traffic concerns are rectified, in the near future, and that a new Public Works Garage could be constructed at the Transfer Station site.

Ogunquit Municipal Building Needs



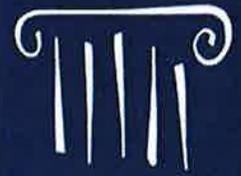
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OGUNQUIT'S MUNICIPAL BUILDING NEEDS

There are several reasons why the Town needs to improve its municipal buildings. The Dunaway Center and the Ogunquit Village School building do not meet current code requirements of the Americans with Disabilities Act (ADA), Life Safety Code (State Fire Marshal), Maine Plumbing Code (MPC) and the International Building Code (IBC). While some of these code violations are grandfathered in, others are not and will need to be improved. **All codes will have to be met if any major renovations and/ or improvements are made.**

In 2004, a building evaluation prepared for the Town, by the Turner Group, estimated that **\$0.4 million "must" be spent** to correct life safety and ADA code deficiencies and other necessary improvements within the Dunaway Center.

The same report estimated that **another \$1.2 million "should" be spent** to improve structural, mechanical, plumbing and electrical systems and to improve interior finishes within the Dunaway Center.

Police Station Needs

The Police Station is an Essential Facility according to IBC and will need to be brought to current standards. The Police Station will also need to be updated to comply with Detention and Correctional Standards for Maine Counties and Municipalities for short-term detention up to 6 hours.

Several years ago, many Ogunquit residents were invited to tour the Police Station. The vast majority were appalled by the serious lack of space and poor working conditions. Some measures have been taken to provide some improvement. However, the facilities, space needs and working conditions are still substantially below standard and code. The Ogunquit Police Station does not meet current industry standards and codes for police stations.

The existing entrance is awkward, unattractive and difficult to find. Suspects are currently escorted through the main public entrance. Suspects are booked adjacent to the public reception area and unwanted coaching has taken place through the thin drywall partitions. Addition of a sally port and relocation of the booking area would solve these problems. The sally port would

also provide for fuel, maintenance, repair and vehicle replacement cost savings because a police vehicle would no longer have to idle continuously throughout the winter.

HVAC systems need to be upgraded for employees' health and comfort. Storage space is limited. No conference/training room exists because it is now a poorly ventilated locker room. Employees share a restroom with prisoners. The interview room is poor and the lunch area is too small and there is no break room.

Community Center Needs

Over the years, Community Center space has been diminished by municipal office encroachment. Enlargement of the Police Station would limit the Community Center spaces even further. It is difficult to hear in the auditorium. The acoustics need to be improved for Board meetings and other functions. Improvements are needed for performing arts.

Like the Police Station, there are life safety and ADA code violations that must be corrected per order of the State Fire Marshal. Code deficiencies include the improper rise and run of interior stairs, handrail heights and clearances. The interior stairwell must be surrounded by a fire-rated enclosure. An elevator is required. A sprinkler system is required. The electrical wiring must meet national code, including the removal of the remaining aluminum wiring. Restrooms must be enlarged and made accessible and there are deficient door clearances and door hardware.

Heating, ventilating and air conditioning improvements are necessary. Drafty windows need to be replaced with energy efficient windows. Light fixtures should be replaced with energy efficient fixtures.

Portions of the floor framing do not meet current building codes. Interior finishes should be upgraded.

Municipal Office Needs

Enlargement of the Police Station and Community Center would require the relocation of the municipal offices from the Dunaway Center. It would be desirable to consolidate all municipal office functions within a central location, which would reduce costs and provide more convenience for the public. The size of the Ogunquit Village School building would allow for including the Land Use Department, which is currently at a separate location. The school building would provide a more efficient layout and would provide more meeting and storage spaces, which are lacking today.

The school building is a potentially valuable Town asset. The building will deteriorate and will lose value if left vacant. Renovation would preserve a local landmark that has space and architectural value.

The existing building entrances are poorly oriented to parking. The existing municipal campus is poorly landscaped and has a run-down appearance.

Public Works Garage Needs

The existing public works garage has insufficient space to garage all of the Town's Public Works vehicles. Garaging all vehicles and equipment would reduce maintenance, repair and replacement costs. The residential neighborhood is currently impacted by the visual clutter of parked vehicles and equipment stored outside.

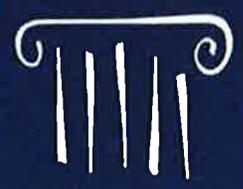
Scope of the Schematic Designs and Plans



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SCOPE OF THE SCHEMATIC DESIGNS AND PLANS

Port City Architecture has prepared schematic designs and plans. Schematic plans are not final construction plans. The committee's goal was to have schematic designs developed as a feasibility plan. Allied/Cook Construction has prepared construction cost estimates for the schematic plans. The committee believes that the schematic level of detail is appropriate to generate credible project design and cost estimates for the Selectboard, Town Manager and voters. It was not necessary to spend a large amount of money for detailed building plans at this time. If the project is approved by voters in June, then detailed plans will be developed promptly for bidding purposes and construction would begin in the fall.

As you will notice, the level of detail within the plans is quite substantial. Allied/Cook has already produced a detailed budget with outline specifications. The committee is grateful to Port City Architecture and Allied/Cook Construction for generously spending many more hours than originally agreed, at no extra cost to the Town.

Port City Architecture prepared schematic drawings of the building exteriors and developed schematic floor plans. The floor plans contain the elements required by the Town's needs. The arrangement of space within the plans is subject to further development.

The architects also prepared a schematic site plan for the municipal campus. The landscaping and finish details included on the site plan are preliminary and are intended to give the Town an indication of the revitalized appearance of the municipal campus.

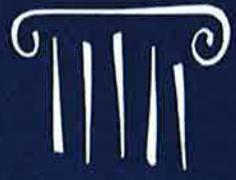
Estimated Renovations & Construction Cost



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ESTIMATED RENOVATION AND CONSTRUCTION COSTS

PHASE ONE - The Municipal Campus

- Dunaway Center Renovations..... 2.0 Million
(Includes Police Station and Community Center)
- Ogunquit Village School Renovation as Municipal Offices..... 1.7 Million
- Municipal Campus Site Work..... 0.4 Million
- **Total Phase One Estimated Cost..... 4.1 Million**
- Estimated Potential Rental Income for Lifetime of Bond..... 0.6 Million
- Land Use property lease income could potentially offset 27% of the cost of the renovation of the Ogunquit Village School building. The recent appraised market value of the Land Use property is only \$400,000. Therefore, the committee would not recommend selling the property, unless real estate values increased significantly. **

PHASE TWO - The New Public Works Garage

- Public Works Garage Construction 1.9 Million
Less: Sale of existing garage** (0.4 Million)
Net cost of Public Works Garage..... 1.5 Million

- The estimated costs are **conservative** and contain **double contingency costs**.
- Due to economic conditions, bids for construction, within a one year time horizon, should have great interest and **should be very competitive**.
- It is possible that this project could qualify for Federal economic stimulus assistance.

** Appraised market values and potential lease payments are based upon recent real estate appraisals by Nate Howgate Appraisal Consultants.



Municipal Offices Estimated Project Budget

Wednesday, February 11, 2009

Note: Estimated budget based on plans and specifications included in the packet.

Phase I Fiscal Year Ending 2010 - \$1.7 Million Bond Issue

Fiscal Year Ending 2011 - \$1.7 Million Additional Bond Issue

Dunaway Building Note 3		SF	Cost
Total Construction Cost Note 6		15,130	\$1,664,267
Design Fees (10.5%) Note 8			\$174,748
Permit Allowance Note 5			\$20,000
FF&E (5%)			\$83,213
Owner's Contingency (5%)			\$83,213
Moving Cost			\$8,000
Estimated Cost			\$2,033,442

Ogunquit Village School		SF	Cost
Renovation Cost per SF		8,020	\$1,418,219
Design Fees (10.5%) Note 8			\$148,913
Permit Allowance Note 5			\$20,000
FF&E (5%)			\$70,911
Owner's Contingency (5%)			\$70,911
Hazardous Abatement			\$8,000
Moving Cost			\$8,000
Estimated Cost			\$1,744,954

Site Improvements Note 4		SF	Cost
Courtyard Allowance			\$350,000
Survey Allowance			\$17,000
Permit Allowance Note 5			\$20,000
Owner's Contingency (5%)			\$17,500
Estimated Cost			\$404,500

Total Estimate for Municipal Offices	\$4,182,896
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Estimated Potential Rental Income for Lifetime of Bond	\$620,000
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Note 3

General Notes:

The estimated costs are all inclusive to be turn key and include both a contractor and a town contingency.

Estimated potential rental income is based upon recent real estate appraisals by Nate Howgate Appraisal Consultants, Sanford, ME.

Construction of a single new facility costs an estimated \$1.5 million more than renovations of the existing buildings. Also renovations will include roughly 6000 SF more than a new facility.

Phase II Fiscal Year Ending 2012 - \$1.5 Million Bond Issue

Municipal Garage Note 7		SF	Cost
Salt Shed per SP	\$0	0	\$0
Total Construction Cost Note 6			\$1,622,801
Design Fees (8.5%) Note 8			\$137,938
Permit Allowance			\$45,000
FF&E (2.5%)			\$40,570
Owner's Contingency (5%)			\$81,140
Moving Cost			\$3,000
Survey & ledge delination Allowance			\$32,000
Sale of Existing Garage & Land			-\$420,000
Estimated Cost			\$1,542,449
Total Estimate for Municipal Garage			\$1,542,449
Total Project Cost			\$5,725,345

Note 1 Included in the Garage Cost

Note 2 Addition includes ~570 sf for Sally Port and ~120 sf for a public entrance

Note 3 Not included in Total Project Cost

Note 4 No cost was included for the playground or basketball court

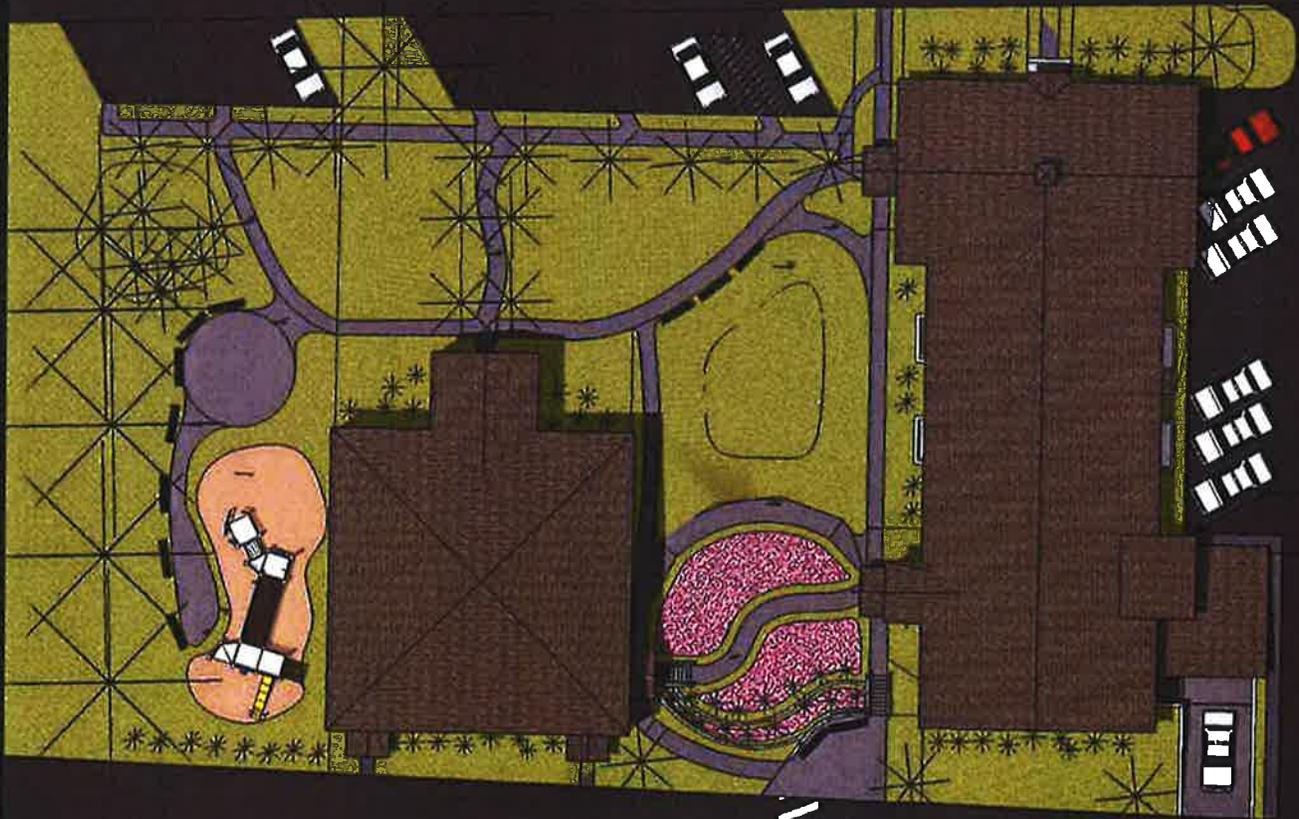
Note 5 Assumes minimal permit fees for the towm - the permits fees are for DEP & State

Note 6 See cost estimate by Allied / Cook dated 11/19/08

Note 7 Metal Building System w/ some architectural features at Entry

Note 8 Design Fees estimated off the Maine State Design Fee Guidelines for CM

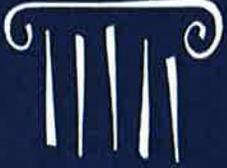
Why the Master Plan is a Good Investment



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WHY THE MASTER PLAN IS A GOOD INVESTMENT FOR OGUNQUIT

In 2004, a building evaluation prepared for the Town, by the Turner Group, estimated that **\$0.4 million “must” be spent** to correct life safety and ADA code deficiencies and other necessary improvements within the Dunaway Center.

The same report estimated that **another \$1.2 million “should” be spent** to improve structural, mechanical, plumbing and electrical systems and to improve interior finishes within the Dunaway Center.

As one can see, the cost to improve the Dunaway Center, **“in its present configuration”**, is **substantial** and it **would not solve the space needs** of the Police Station, Community Center or the Municipal Offices. Therefore, it would be prudent to expand and improve the Police Station and Community Center, **rather than only upgrade the existing Dunaway Center configuration**.

Moving the Police Station to another location would require strict adherence to Essential Facility Building Code #4, which would be more expensive than renovating the existing Police Station because some leeway is grandfathered in at the existing location.

Structural engineers, architects and cost estimators have concluded that the Dunaway Center and the Ogunquit Village School buildings are structurally sound and it would be **more economical to renovate** the existing buildings, rather than demolish and build new structures.

The estimated cost to demolish the Dunaway Center and the Ogunquit Village School building and to replace them with a new 18,250 sq. ft. structure containing municipal offices, police station and community center is \$5.9 million. A new 18,250 sq. ft. structure is estimated to cost **\$1.8 million more** or **44% more** than renovation and the new structure would be **5,150 sq. ft. smaller than the existing spaces**.

The Master Plan proposes to completely separate the Police Station and the Community Center functions. Separated facilities and entrances would allow for the removal of the code deficient interior stairway and eliminate the cost of rebuilding it within a fire rated enclosure. Separated police and community functions would eliminate the current requirement for an elevator in the Dunaway Center. Elimination of the elevator and interior stairs represents an estimated cost savings of \$0.1 million.

The consolidation of the Land Use Department within the centralized Municipal Offices allows revenue to be generated by the lease of the Land Use property. This could potentially offset 27% of the cost of debt service from renovating the school building.

The sale of the existing Public Works Garage could contribute up to 20% of the cost of the construction of the new larger garage.

- The proposed renovations would enable Ogunquit's municipal facilities to more fully participate in the "Greening of Ogunquit".
- Improvements to heating, ventilating and air conditioning systems would increase energy efficiency.
- New Dunaway Center windows would be more energy efficient.
- The Dunaway Center would become better insulated.
- New light fixtures would be more energy efficient.
- Construction of a sally port would enable a Police vehicle to remain warm and dry during the winter. This would significantly reduce gasoline consumption.
- Police vehicle engines would have fewer operating hours. This would reduce currently high maintenance, repair and replacement costs.
- Public Works vehicles would all be garaged. This would reduce currently high maintenance, repair and replacement costs.

Estimated Impact on Real Estate Taxes



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ESTIMATED IMPACT ON REAL ESTATE TAXES

The chart on the following page illustrates the estimated **additional annual cost per \$100,000 of property assessment** to a resident's real estate tax bill over the lifetime of the bond issues.

The building project would be phased in over a minimum 3 year period. The additional tax would be minimal during the fiscal year ending June 30, 2010. The maximum additional tax impact would be incurred during the fiscal year ending June 30, 2013. The **cost would decrease each year thereafter**, as the principal amounts of the bonds are gradually paid down.

For example, during the **highest cost year**, an owner of a property assessed at \$500,000 would pay an additional \$135 (5 X \$27) during fiscal year ending June 30, 2013 for Phase One (Police Station, Community Center and Municipal Offices). The additional cost for Phase Two (Public Works Garage) would be \$60 (5 X \$12). (See chart line highlighted in pink) The costs would decrease each year thereafter.

The estimated **average annual** real estate tax increase over the lifetime of the bond issues for **Phase One** (Police Station, Community Center and Municipal Offices) would be about \$17 per year per \$100,000 of property assessment.

The estimated **average annual** real estate tax increase over the lifetime of the bond issues for **Phase Two** (Public Works Garage) would be \$8 per year per \$100,000 of property assessment.

Additional Annual Tax Per \$100,000 Real Estate Assessment

<u>Fiscal Years Ending</u>	<u>Phase One</u>	<u>Phase Two</u>	<u>Total</u>
June 30, 2009	0 Dollars	0 Dollars	0 Dollars
June 30, 2010	3	0	3
June 30, 2011	14	0	14
June 30, 2012	25	3	29
June 30, 2013	27	12	39
June 30, 2014	26	11	37
June 30, 2015	25	11	36
June 30, 2016	24	11	35
June 30, 2017	23	10	34
June 30, 2018	22	10	32
June 30, 2019	21	9	31
June 30, 2020	20	9	29
June 30, 2021	19	9	28
June 30, 2022	18	8	27
June 30, 2023	17	8	25
June 30, 2024	17	8	24
June 30, 2025	16	7	23
June 30, 2026	15	7	22
June 30, 2027	14	7	20
June 30, 2028	13	6	19
June 30, 2029	12	6	18
June 30, 2030	11	6	17
June 30, 2031	5	5	11
June 30, 2032	0	5	5
June 30, 2033	0	0	0

Assumptions: \$1.7 Million Bond - Fall Issue - During Fiscal Year Ending June 30, 2010
 1.9 Million Bond - Fall Issue - During Fiscal Year Ending June 30, 2011
 2.5 Million Bond - Fall Issue - During Fiscal Year Ending June 30, 2012
 Maine Municipal Bond Bank – Fall 2009 Estimate – 20 Years
 1% Growth in Ogunquit Building Permits
 3% Growth in Land Use Property Annual Lease Income (\$23,074 Base)

Municipal Improvements

Proposed Improvements to the Police Station

Proposed Improvements to the Community Center

Ogunquit Village School as a Municipal Office Building

Municipal Campus Site Plan

New Public Works Garage



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Proposed Improvements to the Police Station

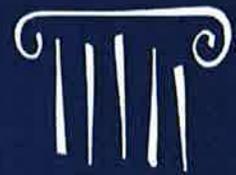


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PROPOSED IMPROVEMENTS TO THE POLICE STATION

Currently, the Ogunquit Police Station is located in an inadequate and cramped section of the lower level of the Dunaway Center. Its entry is hard to find and it is non-hospitable to the public. The current ventilation and lighting conditions are poor and leading to an eventual safety hazard. Also, the Police Station does not meet current code standards and will need to be improved to meet all codes.

The proposed Police Station renovation would correct all of the building and life safety and ADA code deficiencies as well create a more welcoming Police Station for the Town of Ogunquit. It would **additionally** provide the following:

- Improved heating, ventilation, air conditioning and humidity control for comfort.
- Improved mechanical systems would provide more efficient energy consumption.
- New energy efficient windows.
- A new sunken courtyard, located within the existing basketball court area, providing direct access to the Police Station.
- New attractive accessible public entrance from the sunken courtyard.
- New public reception window, waiting area and public restrooms directly inside the new entrance.
- The public would no longer walk through the building to reach the public restrooms.
- The new Police Station would be secure.
- The sunken courtyard would allow more natural light to enter police office windows.
- New sally port would enable a police vehicle to remain warm and dry during the winter months without running the engine for 24 hours.
- The new sally port would also enable suspects to be escorted directly into the booking area without meeting victims or the public.
- Secure parking area for Police and Fire vehicles between the Dunaway Center and Fire Station.
- Relocated booking area would separate suspects from public reception area.
- Improved secure storage spaces for documents, evidence, munitions, bicycles and lost/found.
- Improved restrooms and locker/shower areas for men and women.
- Separate restroom for prisoners.
- Conference/training room.
- Secure interview room with proper A/V equipment.
- Lunch and break room.





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Ogunquit Police

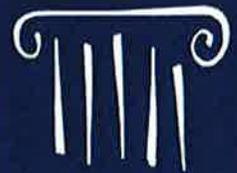
Proposed Improvements to the Community Center



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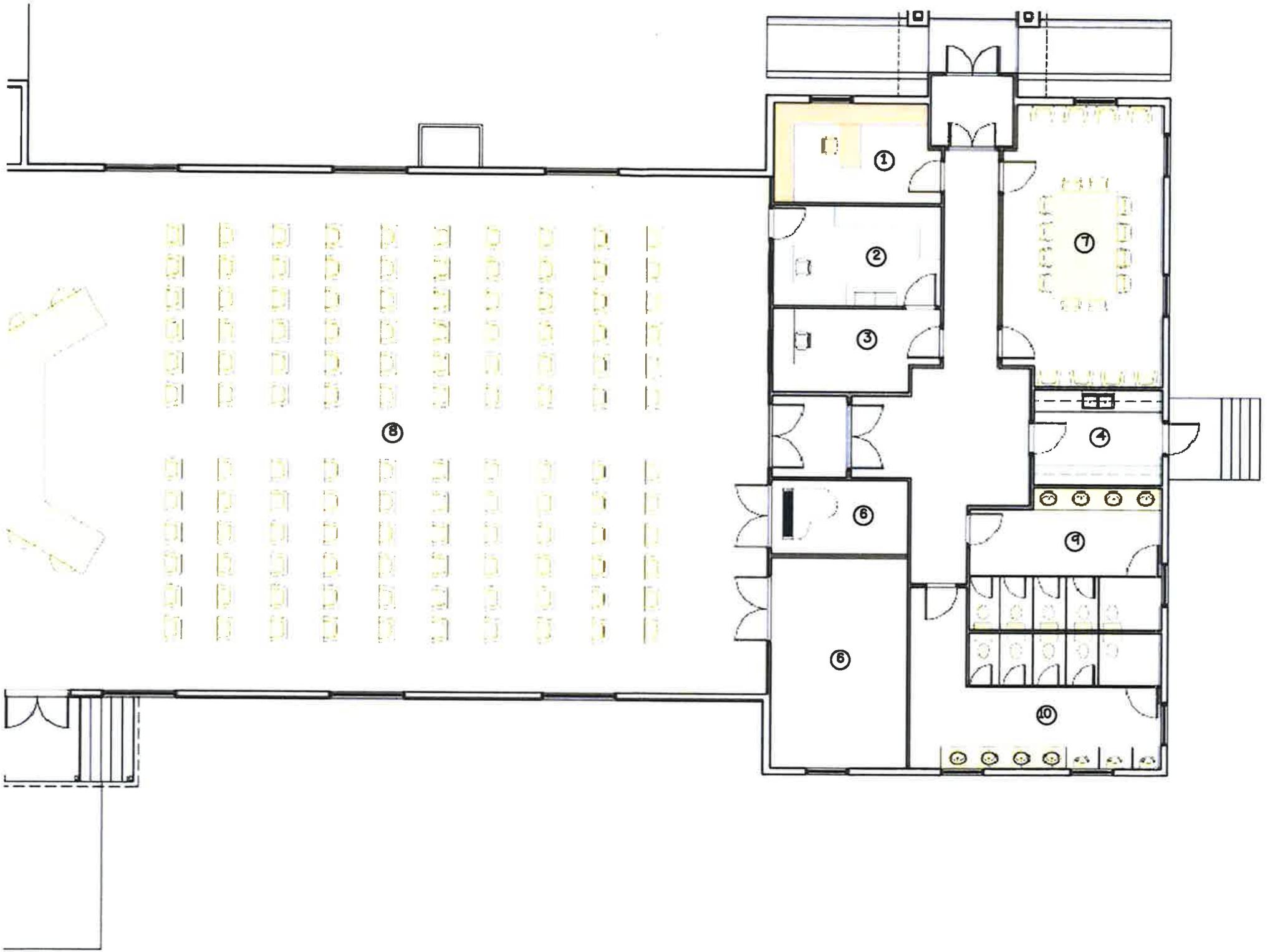
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ARCHITECTURE

PROPOSED IMPROVEMENTS TO THE COMMUNITY CENTER

The Dunaway Center, as stated before, is outdated and needs to be improved. The Community Center has a decent auditorium but needs to be improved to fix appalling acoustics, bad ventilation and has outdated A/V equipment. The Community Center is also lacking support spaces including adequate restrooms, meeting room for community activities and a catering kitchen.

The proposed Community Center renovation would correct all of the existing code violations and would provide an excellent community center. The renovation would provide the following:

- The proposed community center renovations would dedicate the upper level of the Dunaway Center for community functions and activities.
- Improved heating, ventilation and air conditioning for comfort and energy efficiency.
- New energy efficient windows.
- Additional insulation.
- Removal of the remaining code deficient aluminum electrical wiring.
- The auditorium would be enlarged to its original size before encroachments.
- The auditorium acoustics would be improved.
- Improvements would be made for Performing Arts.
- Restrooms would be enlarged to meet code and would be handicapped accessible.
- A large meeting room, that could be sub-divided, would be provided.
- A small office for a Recreation Director would be provided.
- The public recently voted to reinstate the Recreation Director position.
- Storage space would be increased.
- A small kitchenette would be provided.
- An enhanced side public entrance would become a more convenient main entrance.
- New public parking would be added along School Street in front of the school building.





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Dunaway Community Center

Ogunquit Village School Building as Municipal Office Building



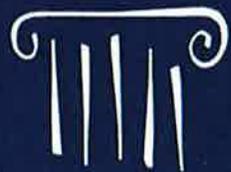
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OGUNQUIT VILLAGE SCHOOL BUILDING AS A MUNICIPAL OFFICE BUILDING

The Ogunquit Village School is a beautiful historic building in the heart of the Town of Ogunquit. The building has been neglected for many years and is in disrepair. The cost to renovate increases each year that it is neglected. Renovating the school building to be a new Ogunquit Town Hall would create an anchor to the Town, while maintaining the historic school building. Public opinion sampling indicated a strong desire to reuse the building as a Town Hall. The renovation would incorporate easily accessible and visible entrances and include a historic room, preserving the historic nature of the building and to provide a public space for social gathering. The proposed renovation would **additionally** provide the following:

- A new public entrance would be created along the side of the building facing toward the Police Station entrance. The sunken courtyard would allow for direct access to the new municipal offices and Police Station from public parking on Cottage Street.
- The public reception window would be located directly inside the new entranceway.
- The Town Manager, Clerk, Treasurer and janitorial functions would be located on the 1st floor.
- Raising the level of the 1st floor to allow for normal interior window heights.
- Replacing all windows, increasing the size of the 1st floor windows by lowering the sill heights to allow for normal interior window heights.
- The Land Use functions would be located on the 2nd floor.
- One of the old classrooms would be restored as a historical room, complete with the old chalkboards, to provide a community space for townsfolk to meet and socialize.
- New heating, ventilation, air conditioning and humidity control for comfort.
- New systems would provide for efficient energy consumption.
- The rear exterior stairway would be removed and replaced by an interior rear stairway and elevator.

- The existing front entranceway would be opened to the ceiling to allow light from the round window to reach into the building and would be convenient from newly added parking along School Street.
- New landscaping that would provide for an attractive integrated municipal campus.
- Relocating the playground to the corner nearest Cottage Street and the church property.
- Removal of some unsightly telephone poles and replace with underground service.







Ogunquit Village School



Ogunquit Village School

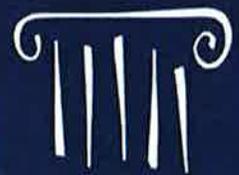
Municipal Campus Site Plan



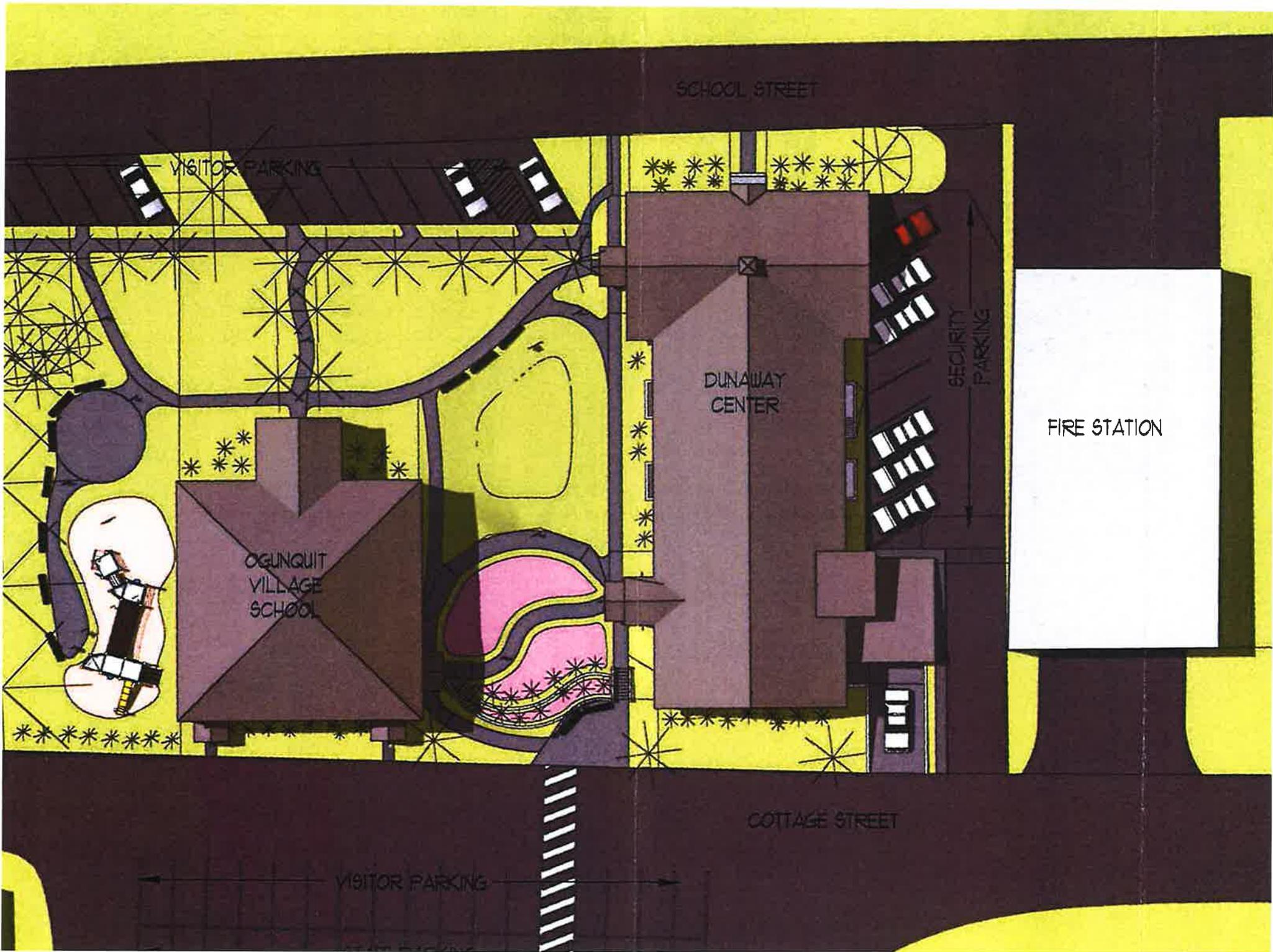
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SCHOOL STREET

VISITOR PARKING

DUNAWAY
CENTER

SECURITY
PARKING

FIRE STATION

OGUNQUIT
VILLAGE
SCHOOL

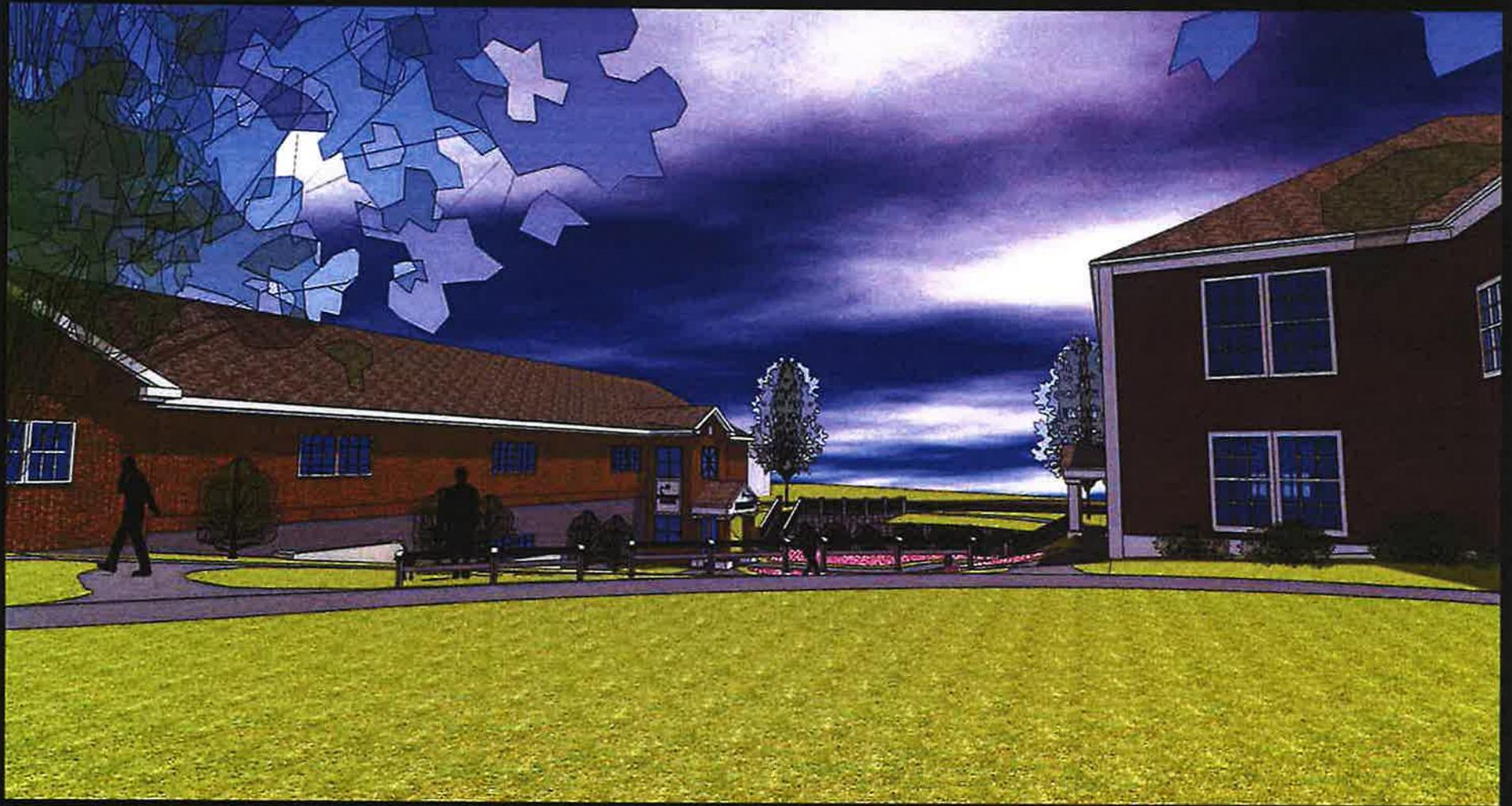
COTTAGE STREET

VISITOR PARKING



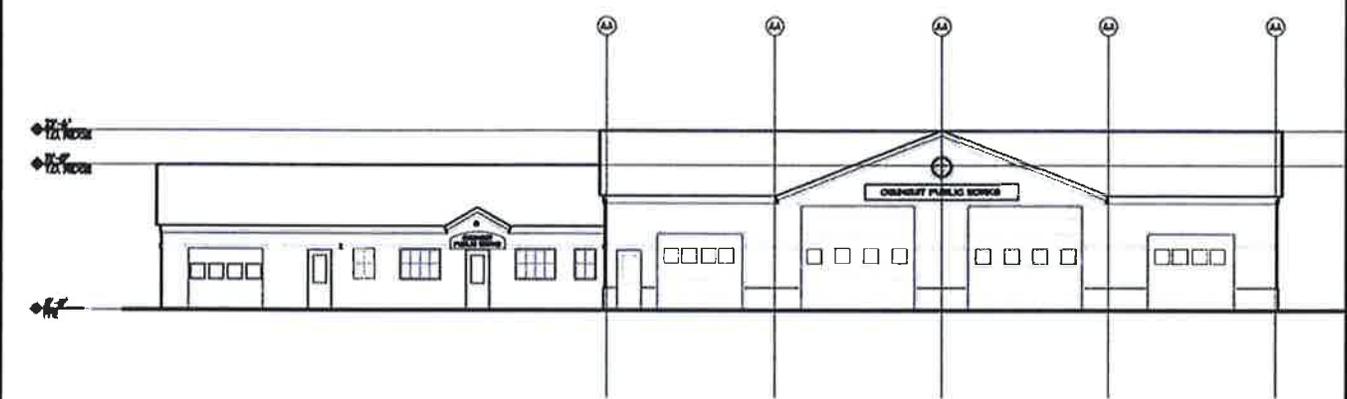
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Campus Master Plan



Campus Master Plan

New Public Works Garage



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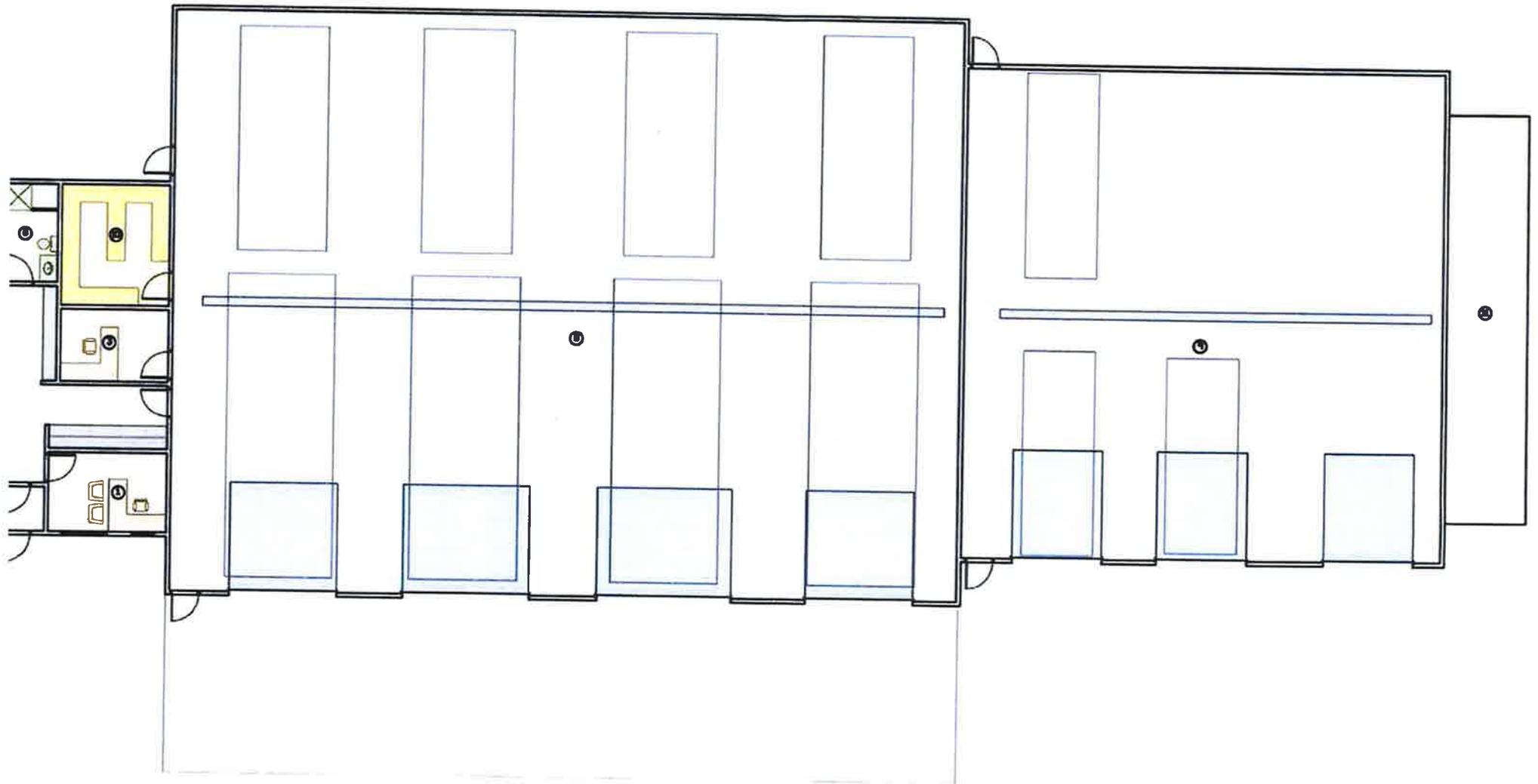
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NEW PUBLIC WORKS GARAGE

The existing Public Works garage is located in a cramped and unsafe facility. It does not provide enough space to garage all vehicles and equipment. The construction is antiquated and does not meet code standards and needs major improvements. It is also located within a residential neighborhood and appears unsightly to its neighbors. By providing a new location and a new facility, these issues can be resolved and create a more efficient garage for the Town of Ogunquit. The new garage would provide:

- 7 Garage bays for all Public Works Vehicles and equipment. (2 Vehicles per bay) with roughly half being heated.
- Meet codes including floor trench drain with oil separator and exhaust removal.
- Director's office.
- Mechanic's office.
- Parts room.
- Woodshop.
- Day room (Meeting room)
- Adequate locker room.
- 2 Restrooms (Required by code)



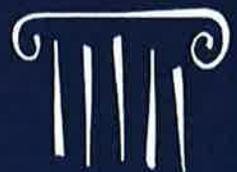
Schedule



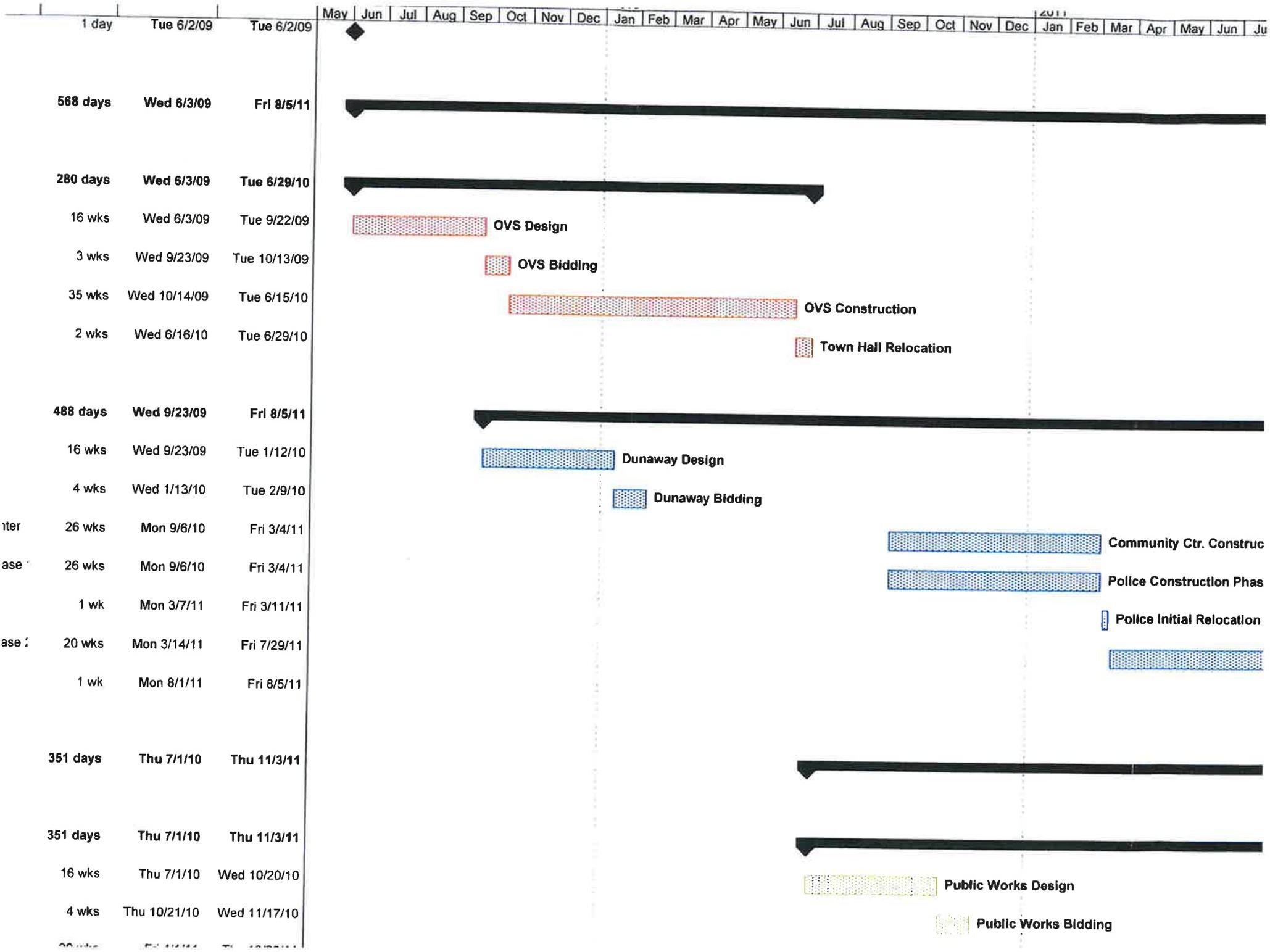
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June 13, 2018

Ms. Patricia A. Finnigan
Town Manager
Town of Ogunquit, Maine
23 School Street
Ogunquit, ME 03907

**Structural Observations Report
Ogunquit Village School
Ogunquit, Maine**

Dear Ms. Finnigan,

Per your authorization we are submitting this letter report in regard to the structural condition of the Village School in Ogunquit, Maine. The intent of this report is to relay structural considerations as well as building code considerations as they relate to a potential repurposing of the building. Our findings are based on a review of several prior reports, our past experience with the building and a recent site visit on May 24, 2018. Within the appendix of this report are photos of conditions as observed on May 24th and past reports that have been shared with our office.

The Village School is a 2 story, wood framed building of approximately 8,000 SF. The current building was constructed circa 1920s in the location of an existing smaller two room schoolhouse. Reportedly, the original school was elevated and incorporated into the new larger school construction. This is readily evident within the attic space as the original roof framing can still be seen encapsulated within the newer, larger roof framing. However, the foundation and second floor framing appear to have been constructed at once, without apparent elements of the original schoolhouse. The building has been vacant since the school's closure in the early 2000s.

History of Past Evaluations

Prior to, and after the school's closure, the building had been evaluated several times (both structurally and otherwise). Our office has been involved in recent years. Prior reports that were supplied to Becker Structural Engineers by the Town of Ogunquit in 2008 are included within the appendix for reference. It is unknown by us if other investigative reports exist beyond those identified. Our understanding of past evaluations is as follows:

- 1999 – Rea Design Associates/Architects and Pinkham & Greer Consulting Engineers review the building to conduct a preliminary evaluation of the school for the long-term suitability as an elementary school, reviewing the functioning of the building as a 6-classroom school, structural and MEP systems and general code compliance.
- 2000 – SMRT evaluation supplements the previous study and incorporates additional reviews of the building systems, incorporates new code provisions and incorporates requirements from the State Fire Marshal as well as providing recommendations for renovations.
- 2004 (January) – Allied Engineering evaluation incorporates a more in-depth focus on the roof framing (concerns with the roof framing were noted in both prior reports), as well as the fire escape and areas of abatement. This report offers options for corrective work at the roof.

- 2004 (June) – James W. Sewall Company & VFA conduct a facility assessment (nonstructural).
- 2005 – H.L. Turner group is retained to conduct an evaluation with respect to building systems, structure, condition, life expectancy, etc., with the goal of providing scope of work and associated costs that would allow the building to be repurposed into town offices.
- 2008 – Port City Architecture is retained in a master planning effort for both the Village School and the neighboring Dunaway Center. Becker Structural Engineers is retained by Port City with a limited scope to visit both buildings, review past reports and offer a summary of the previously identified structural concerns.
- 2009 – Port City Architecture retains Becker Structural Engineers to review a bulge in the exterior wall, second floor of the west wall. We determined the issue was due to a failing wood post supporting a steel beam that was part of the roof framing system. The post is replaced with a steel post at the area of the bulge as well as at an identical condition on the east wall.
- 2010 – Port City Architecture retains Becker Structural Engineers to analyze and design repairs to bring the existing roof up to meet the building code requirements at the time. No scope of work was included for any areas beyond the roof. Construction documents were issued but work was never implemented.

Current Structural Condition

Roof Framing

The roof repair documents issued by Becker Structural Engineers in 2010 included work throughout the majority of the roof framing. In general, specified work included:

- Reinforcing longer span rafters.
- Replacing a series of trusses at the front of the building with new steel beams at the second floor ceiling level supporting new bearing walls above.
- Reinforcing other wood trusses.
- Reinforcing existing steel beams at the second floor ceiling level.
- Replacement of several posts and beams throughout.
- Installing new posts extending through the building to the foundation below.

As the specified work was never undertaken, the condition remains the same as that which all the previous reports expressed concern over. The framing in its current state does not meet the requirements of current building codes and due to the large number of inadequacies cannot be relied upon to safely support snow loads.

Second Floor Framing

The second floor framing over the former classrooms consists of 1 ¾"x7 ½" wood joists spaced at 16" +/- o.c. framing between 15" deep steel beams which are supported by steel columns and brick piers. The span of the joists ranges from 12'-6" +/- to 14'-0" +/- . The span of the steel beams is approximately 25'-6". When walking on the floor or performing a "heel drop" test, floor vibrations are readily felt, and the floor is not as stiff as we would expect it to be. The first floor ceilings over the former classrooms are attached directly to the floor joists and typically comprised of wood boards. These boards would be able to flex with the floor, not show distress and are much more forgiving than a typical plaster ceiling that would tend to show cracking. Our evaluation of the floor capacity shows an allowable live load capacity of approximately 25-35 psf for the joists and approximately 50 psf for the steel beams. Our evaluation is based on assumed material grades and strengths as well as the use of historical published design values. Laboratory testing of material samples would be required to further refine the analysis.



The second floor framing over the corridor and mechanical room utilizes the same joists, but rotated to span the short 8' dimension and is supported by bearing walls. The joists at this location can support a live load in excess of 100 psf. Despite the vibration and light live load capacities, the floors appear relatively level and without noticeable major deficiencies.

Exterior Stair / Fire Escape

The current second means of egress from the second floor relies on a steel and wood fire escape. The structure is severely corroded and cannot be relied upon to safely support occupants.

First Floor / Foundation

The first floor consists of a concrete slab on grade. The perimeter foundation walls are also cast-in-place concrete. No major deficiencies were observed in the slab. Foundation cracks were observed around the perimeter of the building but did not display signs of differential movement or settlement and are most likely attributed to shrinkage cracks, likely enlarged slightly over time by water infiltration and freeze-thaw cycles. Cracks observed were not structurally concerning and the overall the foundation appears to be in good condition.

Exterior Walls

The exterior walls are wood framed and appear generally plumb and square. The bulge in the west wall (where the post was replaced previously) remains as there was never an effort to replumb the siding and sheathing following the post replacement. Furthermore, in viewing the replaced posts, it is evident that additional wall studs were either removed beside the posts, or never originally there, resulting too long of a span for the sheathing. Additionally not all horizontal wall plates that were cut for the post installation were anchored back to the new column and should have been. While minor items, these should be attended to in concert with other work on the building.

What remains unknown is the interface between the original walls of the two-room schoolhouse and the current building. A removal of finishes (should renovations drive that) would likely reveal some unique framing that could very well require attention.

IEBC Commentary

Renovations to an existing building subject the building to the requirements of the International Existing Building Code (IEBC). While the code is complex, offers alternative evaluation methods and covers many areas, we wish to note some of the structural requirements that may be of particular use when considering the potential renovation of this building.

This code is structured around the notion that if an existing building is altered beyond a certain point, weakened, added on to, or changed in a significant way than the building has existed to date, then the building must be brought up to meet current International Building Code (IBC) criteria for gravity and lateral loads (i.e. wind and seismic). Meeting current code criteria for gravity loads tends to be straightforward with a traditional approach of reinforcing select structural members as needed to carry the intended loads, whereas meeting current code criteria for lateral loads tends to be more in-depth and involves systems extending from roof levels through the foundations. Thresholds are identified within the code that allows buildings to be modified to a small amount without triggering full upgrades. With older structures, it is typically advantageous to stay below these thresholds if significant structural upgrades are to be



avoided. That being said, upgrades could also be considered beneficial if the goal is to extend the life of an older structure. Some particular considerations to note:

1. Renovating the space to meet basically any proposed needs will likely result in being considered an "Alteration Level 3" by the IEBC, which is defined as more than 50% of the building area involved in the work. Within this level of alteration, if more than 30% of the total floor and roof area is involved in a structural alteration, then the building's lateral force resisting system must be shown to meet current seismic and wind requirements. It would be very difficult, if not impossible, to show this building can meet current seismic codes and to trigger this would likely result in introducing new lateral force resisting elements within the building. Keeping below the 30% threshold means leaving the bulk of the structure alone. For this particular building, the current lateral force resisting system relies on the rigidity of the interior and exterior walls, acting as shearwalls to resist wracking. For members supporting gravity loads, they must also be shown to meet IBC requirements, unless the stress increase resulting from the alteration is less than 5% over the unaltered condition.
2. Within the "Alteration Level 3" as outlined above, if the amount of structural alteration is kept below the 30% threshold, you are permitted to address lateral force resisting elements on more of a case by case basis. For example, if openings in a wall acting as a shearwall are created and thereby reducing the wall's lateral capacity you may be required to upgrade that particular wall to meet current code, but not be required to show the remainder of the building meets current wind and seismic codes. The amount that a particular lateral force resisting element is allowed to be altered without requiring it to meet current code is 10%.
3. Repurposing the space for new use, other than its original use as a classroom is considered a "change of occupancy" per the IEBC. A change of occupancy could also result in the building being placed in a higher building "risk category", depending on the intended use. The IBC offers four risk categories for buildings, with category 1 being the lowest and 4 being the highest. An example of a category 1 building would be an unoccupied barn or storage facility. An example of a category 4 building would be an essential facility such as emergency rooms or a police station. The higher the category, the more critical the function of the building in the eyes of the IBC. If the building is repurposed in way that results in an equal or lower risk category, requirements to upgrade the building's lateral force resisting system are avoided (or subject to the renovation clauses above). If resulting in a higher risk category, the building will need to meet current IBC level forces. As an elementary school with less than 250 occupants, I would interpret the current building to be a risk category 2 building. An example of staying within the category 2 designation, would be repurposing the building to be municipal offices or a community building (providing that less than 300 people assemble in the building and that it could not be considered a form of an emergency shelter). An example of increasing to a risk category 4 would be if essential facilities, such as police, were to be moved into the building.



4. Constructing an addition to the building also triggers the requirement to show the entire structure meets current code requirements. For this reason, it is very common to see new additions built on to older structures being built as structurally isolated from the existing building, creating two separate structures with expansion joints between them.
5. There is some potential relief to the conditions listed above if the building is a registered historic building. With a registered historic building, the code official has the ability to accept lower floor capacities. However, this route should be carefully vetted with any limitations that may come about by becoming a registered historic building as well as understanding what the requirements of the code official will ultimately be.

Opinions and Recommendations

In fully understanding the amount of work the building must undergo to be repurposed, one must consider the work beyond structural as well as the structural upgrades. Past efforts have identified several areas of work beyond structural. The relevancy of these past recommendations as well as addressing any requirements associated with the newly adopted building code would need to be verified by registered professionals in each of those areas (architect, mechanical engineer and electrical engineer). At a minimum, a renovation / repurposing would need to consider:

- The need for two code-compliant stairwells, potentially upgrading and fire rating the main stair and replacing the fire escape with a new stair. Any solution would not rely on the heavily corroded fire escape.
- ADA accessibility throughout.
- Potential abatement.
- MEP system upgrades (including new bathrooms).
- Insulation / energy upgrades.
- General building upgrades (windows, doors, cladding, roofing).

Roof Framing

The roof framing of this building needs to be addressed before the building is occupied in any use. Every engineer that has looked at the roof framing has expressed concern. The construction documents for the roof repairs issued in 2010 were designed to the 2009 version of the IBC. While I wouldn't expect many changes, the documents would need to be reviewed against the current building code; 2015 IBC. Also note that the design assumes the building will remain a risk category 2 building. The fact that the work was never done does allow for the opportunity to relook at that portion of work with any overall renovation plans (i.e. does it work better for programming to reframe the roof as a whole with custom trusses that allow for an attic mechanical space?).

Floor Framing

Floor capacities identified above range from 25 psf to 50 psf. These capacities are based on current dead loads (weights of materials and finishes). If new floor / ceiling finishes are added as well as new MEP loads, these capacities would drop accordingly. The IBC specifies the



minimum live load for the past use of classrooms to be 40 psf. While the potential future use is unknown, a likely use is offices which require a minimum live load of 65 psf (including required provisions for partitions). Required minimum live load capacity in the upper corridor is 80 psf. The floor as a whole (outside of the corridor area) would need to be reinforced to meet this (and any other practical) use. A likely scenario to reinforce the joists would be to remove the ceiling and "sister" or add new joists alongside of each existing joist. The steel beam capacity would be best addressed by adding posts below the mid-span of the beam. This route, as opposed to reinforcing along its length addresses not only the capacity but would significantly improve the vibrations felt on the second floor. In the scenario of the building being repurposed for offices, it is assumed that the lower level offices could be worked around the new posts. The new posts would require new footings installed through the ground floor slab.

Walls / Building as a Whole

Regardless of how the new stairs / vertical access is addressed, the roof and floor work described above represent structural work in more than 30% of the building area. This means that the alteration cannot be considered a "limited structural alteration" and upgrading the building's lateral force resisting system would be required. This could take many forms. The lateral loads could potentially be resisted by improving the perimeter walls but still relying on them to function as wood shearwalls. In this scenario it is likely that the existing exterior board sheathing would need to be replaced with structural plywood (stripping or temporarily stripping all finishes). The plywood would be installed with specified nailing patterns and new blocking would be installed at every panel joint. Specific connectors would be detailed to connect the shearwalls to the foundation. In the scenario of an exterior stair / elevator addition, a study could be done to assess the potential of using a new structure to partially brace the existing building compared to constructing the addition as structurally independent to try and minimize lateral loads on the existing building. Alternately, if interior stair / elevator cores are cut into the building, the scenario of building them as strong structural cores that serve to laterally support wind and seismic loads could allow the reinforcing of the exterior walls to be lightened. As noted, the solution could take many forms but should be considered as an extensive amount of work and work that should be developed in concert with any architectural approach.

Summary / Path Forward

For the town to arrive at a cost range for the structural work described herein, we would recommend engaging an experienced construction manager who could put approximate costs to each of the areas of work noted. More appropriately, for the town to arrive at a total project cost, they would next need to consult an architect and mechanical/electrical engineer to advise on the nonstructural costs identified above, advise on any new code requirements and offer any other recommendations before a construction manager could consider the total project cost. It is possible that some of this groundwork exists from the 2008-2010 design effort and could be renewed, at least in part.



Closing

We trust that this information addresses your needs at this time and will be helpful in planning for potential options for this building. This report should be understood in the context it is provided. It is based upon our limited site visits and observations. It has been prepared to provide a broad overview of the building's structural systems and to identify the nature of readily apparent structural issues, which may impact future renovation decisions. As there have been some assumptions made regarding the existing framing and proposed scope of future work, it is important to review, whenever possible, the building for conformance with the assumptions made. We would be happy to discuss this report further, so please contact us if you have any questions.

Sincerely,
BECKER STRUCTURAL ENGINEERS, Inc.



Daniel S. Burne, P. E.
Associate



Attachment: Photos, Prior Evaluations





Northwest Corner



East Wall





West Wall



Southwest Corner





Roof Framing viewed from attic: original two-classroom building roof in background, purlin support post condition in foreground



Various temporary bracing at existing truss



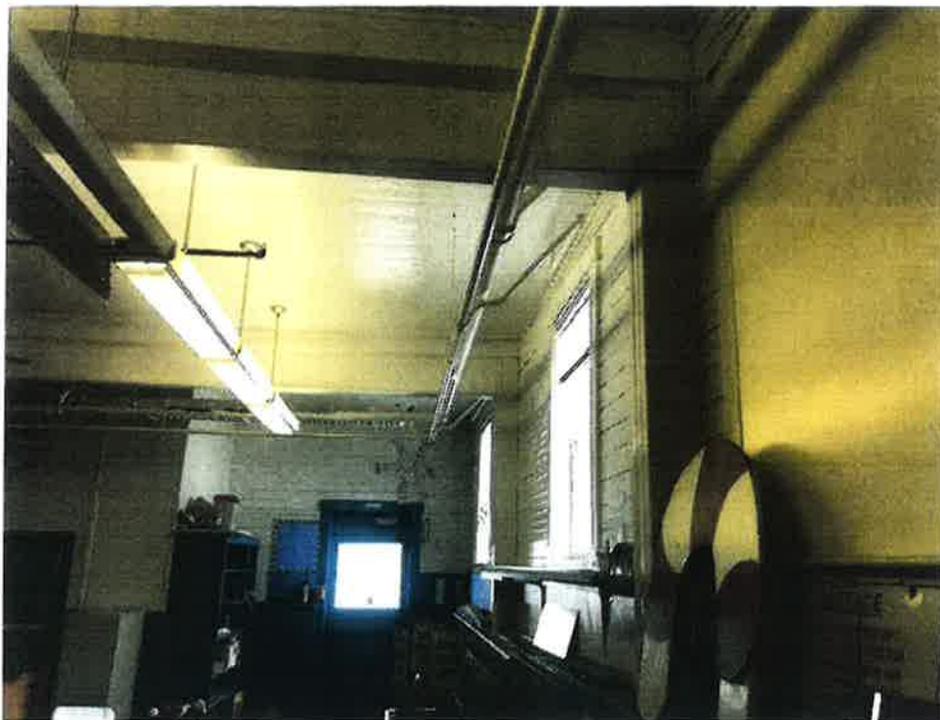


Inadequate truss reinforcement



Steel post installed 2009





Steel beams supporting second floor framing



WHY DOES OGUNQUIT NEED A MUNICIPAL BUILDING MASTER PLAN?

PROBLEM #1 The Police Station has the most urgent needs.
Life safety code violations **MUST** be corrected.
ADA deficiencies **MUST** be corrected.
Building code deficiencies **MUST** be corrected when renovation occurs.
Police Station is cramped for space and needs to be enlarged.
HVAC systems are inadequate and unhealthy.
Police Station does not meet current industry standards.

SOLUTION The Police Station needs to be larger and code compliant.

PROBLEM #2 Relocating or building a new Police Station is very expensive because the building structure must meet International Building Codes for Essential Facilities.

SOLUTION The structural building code requirements are “grandfathered” if the Police Station remains in the lower level of the Dunaway Center.

There is existing space for the necessary expansion.

Renovating the majority of the lower level of the Dunaway Center as a Police Station is the most cost effective solution.

PROBLEM #3 The Police Station has only one entrance. On several occasions, suspects are brought into the public lobby when people are transacting business at the reception window.

On several occasions, perpetrators and victims meet at the public entrance.

During winter months, a police vehicle must idle continuously in order to keep the engine warm and the windows defrosted.

SOLUTION Construct a heated sallyport (secure garage) addition with an entrance directly to a relocated booking area.

PROBLEM #8 The Land Use Department is inconveniently located off campus at a separate location on Route One.

SOLUTION Centralize all municipal office functions.

PROBLEM #9 The Ogunquit Village School building has been vacant and unheated for more than 4 years. The building is still structurally sound (roof and floor loads need to be reinforced), but will deteriorate further if left vacant.

SOLUTION The Ogunquit Village School building has sufficient size to centralize all municipal offices.

Renovation is less costly than new construction.

PROBLEM #10 The present municipal campus has an inefficient layout and has a run down appearance.

Existing building entrances are poorly aligned to public parking.

SOLUTION Enhance the side entrance of the Dunaway Community Center to become the new main public entrance.

Construct new public parking spaces along School Street.

Construct a new public entrance to the Ogunquit Village School building facing the new Police Station entrance.

Create a courtyard at the Police Station entrance level, which will allow more light into the Police Station lobby and will eliminate the need for window wells and will allow more light into the Police Station offices.

Relocate the playground to the other side of the school building.

Create an attractively landscaped municipal campus that reflects the beauty of Ogunquit.

PROBLEM #11 The present Public Works Garage has insufficient space to garage all of the Town's public works vehicles.

A substantial amount of public works vehicles and equipment are exposed to the weather.

The residential neighborhood is currently impacted by the visual clutter of parked vehicles and equipment stored outside.

SOLUTION Construct a new Public Works Garage at either the Salt Shed or Transfer Station locations.

THE MUNICIPAL BUILDING MASTER PLAN A GOOD INVESTMENT FOR OGUNQUIT

- The total estimated cost of the municipal campus improvements is \$4.1 million.
- The estimated cost of renovating the Police Station and Community Center is \$2.0 million.
- The estimated cost of renovating the Ogunquit Village School building as municipal offices is \$1.7 million.
- The estimated cost of site improvements is \$0.4 million.

- Renovating Ogunquit's existing buildings is less expensive than demolishing and building new structures.
- New structures would cost more than \$1.8 million more or 44% more than renovation and would be 5,150 sq. ft. smaller than the existing spaces.

- The new Master Plan is considerably less costly than the former \$6.6 - \$7.7 million proposals that were proposed in 2004.
- The former proposals were projected to cost 61% - 88% more than the new Master Plan.

- The estimated cost of the Public Works Garage is \$2.0 million.
- The proposed vacancy of the property would allow the Town to sell the property.
- The appraised market sales value is \$420,000.
- This revenue would reduce the amount of the bond to \$1.6 million.

- The proposed renovations would enable Ogunquit's municipal buildings to more fully participate in the "Greening of Ogunquit".
- Improvements to heating, ventilating and air conditioning systems would increase energy efficiency.
- New Dunaway Center windows would be more energy efficient.
- Buildings would become better insulated.
- New light fixtures would be more energy efficient.
- Construction of a sallyport would enable a police vehicle to remain warm and dry without idling during the winter months. This would reduce fuel consumption.
- Police vehicle engines would have fewer operating hours. This would reduce maintenance, repair and replacement costs.
- Public works vehicles would all be garaged. This would reduce maintenance, repair and replacement costs.

CONCLUSION

- The needs are real and must be addressed.
 - Delay only adds to the eventual renovation costs.
 - The current economy presents challenges, but could also provide opportunities to receive very competitive construction bids.
-
- Implementation of the proposed Municipal Building Master Plan would provide municipal buildings that are more functional, more convenient, more energy efficient, healthier, more comfortable, safer and more secure.
 - The building improvements would contribute significantly toward the “greening of Ogunquit” as a result of energy efficiencies.
 - An improved Community Center would become a focal point for community activities.
 - A revitalized municipal campus would become an attractive addition to our beautiful community.
 - Implementation of the plan would provide for Ogunquit’s municipal facilities needs for many decades.

Annual Town Meeting Warrant Return
April 6, 2006

Budget Review Committee recommends a "YES" vote (5-0).

YES - 467 NO - 146

Article 37: Shall the Town vote to raise and appropriate the sum of **\$10,300** for an engineering study to be completed by the engineering firm, Woodward & Curran for the **Ogunquit Village School**? (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.)

Board of Selectmen recommends a "YES" vote (5-0).

Budget Review Committee recommends a "YES" vote (5-0).

YES - 411 NO - 201

Article 38: Shall the Town vote to raise and appropriate the sum of **\$10,000** for the construction of an addition to the Land Use Offices located on Route One? (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.)

Board of Selectmen recommends a "YES" vote (5-0).

Budget Review Committee recommends a "YES" vote (5-0).

YES - 386 NO - 231

Article 39: Shall the Town vote to raise and appropriate the sum of **\$10,000** for the installation of lighting on the pathways of Dorothea Grant Common? (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.)

Board of Selectmen recommends a "YES" vote (5-0).

Budget Review Committee recommends a "YES" vote (5-0).

YES - 392 NO - 221

Article 40: Shall the Town vote to raise and appropriate the sum of **\$50,000** for erosion repairs to the Marginal Way? (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.)

Board of Selectmen recommends a "YES" vote (5-0).

Budget Review Committee recommends a "YES" vote (5-0).

YES - 537 NO - 81

Article 41: Shall the Town vote to raise and appropriate the sum of **\$30,000** for a new ticket dispenser and cash register at the Main Beach Parking Lot? (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.)

Article 36: Shall the Town vote to raise and appropriate the sum of **\$20,000** to be paid to Attar Engineering for costs associated with the reconstruction of the Perkins Cove bulkhead? (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.) **Board of Selectmen recommends a “YES” vote (5-0).** Budget Review Committee recommends a “YES” vote (5-0).

ARTICLE 36 BUDGET SUMMARY: *The money given to the Town for the repairs in Article 35 does not cover the engineering design and architecture plans. This appropriation will allow the Federal funds to be used by the Town.*

Article 37: Shall the Town vote to raise and appropriate the sum of **\$10,300** for an engineering study to be completed by the engineering firm, Woodward & Curran for the Ogunquit Village School? (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.) **Board of Selectmen recommends a “YES” vote (5-0).** Budget Review Committee recommends a “YES” vote (5-0).

ARTICLE 37 BUDGET SUMMARY: *Several studies have been done for the Village School over the past 10 years by both the School District and the Town. This will compile all studies and determine the final plans for use of the school and to maintain this historic structure.*

Article 38: Shall the Town vote to raise and appropriate the sum of **\$10,000** for the construction of an addition to the Land Use Offices located on Route One? (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.) **Board of Selectmen recommends a “YES” vote (5-0).** Budget Review Committee recommends a “YES” vote (5-0).

ARTICLE 38 BUDGET SUMMARY: *This purchase is for materials only to be used with donated labor to expand the front office area for drastically needed work space.*

Article 39: Shall the Town vote to raise and appropriate the sum of **\$10,000** for the installation of lighting on the pathways of Dorothea Grant Common? (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.) **Board of Selectmen recommends a “YES” vote (5-0).** Budget Review Committee recommends a “YES” vote (5-0).

ARTICLE 39 BUDGET SUMMARY: *The lighting fixtures have been purchased by the Town and this will cover the costs associated with laying underground wiring for 13 lights in the Common to allow for evening use.*

Article 40: Shall the Town vote to raise and appropriate the sum of **\$50,000** for erosion repairs to the Marginal Way? (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.) **Board of Selectmen recommends a “YES” vote (5-0).** Budget Review Committee recommends a “YES” vote (5-0).

ARTICLE 40 BUDGET SUMMARY: *A recent updated study by Woodard & Curran Engineers, who conducted a previous study in 1980, recommends several phases of work to be completed. This will cover Phase I and install various catch-basins to prevent erosion along the pathway.*

Article 41: Shall the Town vote to raise and appropriate the sum of **\$30,000** for a new ticket dispenser and cash register at the Main Beach Parking Lot? (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.) **Board of Selectmen recommends a “YES” vote (5-0).** Budget Review Committee recommends a “YES” vote (5-0).

ARTICLE 41 BUDGET SUMMARY: *The existing machine is 19 years old and is constantly requiring repair and backing up traffic trying to exit the beach. This new equipment will eliminate our repair costs and provide for an increased flow of traffic.*

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YES - 91 NO - 161

Article 62: Shall the Town vote to raise and appropriate the sum of **\$15,000** for the **Building Needs Committee** for studies of the **Ogunquit Village School** and the Dunaway Community Center buildings? (**Note:** If this article is defeated, the appropriation for the Building Needs Committee shall be \$0 pursuant to Section 503 of the Town Charter.)

YES - 229 NO - 123

Article 63: Shall the Town vote to raise and appropriate the sum of **\$35,000** for the **Computer Reserve Account**? (Established STM 11/8/05)? [**Note:** If this article is defeated, the appropriation for the Computer Reserve Account shall be \$30,000 pursuant to Section 503 of the Town Charter].

YES - 235 NO - 116

Article 64: Shall the Town vote to raise and appropriate the sum of **\$27,000** for the purchase of a new **Police vehicle**? (**Note:** If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.)

YES - 206 NO - 149

Article 65: Shall the Town vote to raise and appropriate the sum of **\$75,000** for the **repaving of Oarweed Cove Road** (Perkins Cove Road)? (**Note:** If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.)

YES - 251 NO - 105

Article 66: Shall the Town vote to raise and appropriate the sum of **\$27,500** for the **repaving of Bourne Lane**? (**Note:** If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.)

YES - 276 NO - 79

Article 67: Shall the Town vote to raise and appropriate the sum of **\$15,000** for **new street lights for Beachmere Place**? (**Note:** If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.)

YES - 186 NO - 163

Article 68: Shall the Town vote to raise and appropriate the sum of **\$25,000** for a new **rack body truck for beach cleaning operations**? (**Note:** If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.)

YES - 215 NO - 137

Article 61: Shall the Town vote to raise and appropriate the sum of **\$150,000** for a **Capital Equipment Reserve Account** for future purchases of equipment for the Fire, Police and Public Works Departments. [Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.] Board of Selectmen recommends a “NO” vote (3-2). Budget Review Committee recommends a “YES” vote (5-0).

ARTICLE 61 SUMMARY: *This is a new account to be established for the purchase of equipment by Police, Fire and Public Works departments. It is recommended by the Budget Review Committee to prevent large year-to-year fluctuations to the tax rate. This would create a fund that would smooth out the accounting for equipment purchases that tend to fluctuate significantly year-to-year. The Board of Selectmen voted 3-2 against establishing the account and prefers to address needs and purchases as they arise.*

FUNDING FOR THIS ARTICLE:	FROM REVENUES	\$110,000
	FROM TAXES	\$40,000
	TOTAL	\$150,000

Article 62: Shall the Town vote to raise and appropriate the sum of **\$15,000** for the **Building Needs Committee** for studies of the Ogunquit Village School and the Dunaway Community Center buildings? (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.) Board of Selectmen recommends a “YES” vote (5-0). Budget Review Committee recommends a “YES” vote (4-1 Abstained).

ARTICLE 62 SUMMARY: *The Committee has been meeting for a year and is obtaining recommendations for the future use of the Ogunquit Village School and the Dunaway Community Center. These monies are to study what renovations are required and costs related for the voters to proceed with their decision making.*

FUNDING FOR THIS ARTICLE:	FROM TAXES	\$15,000
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Article 63: Shall the Town vote to raise and appropriate the sum of **\$35,000** for the **Computer Reserve Account?** (Established STM 11/8/05)? [Note: If this article is defeated, the appropriation for this item shall be \$30,000 pursuant to Section 503 of the Town Charter]. Board of Selectmen recommends a “YES” vote (5-0). Budget Review Committee recommends a “YES” vote (5-0).

ARTICLE 63 SUMMARY: *This is an annual appropriation to reserve monies for the upgrade and maintenance of future software and hardware needs for the Town Office computer systems.*

FUNDING FOR THIS ARTICLE:	FROM TAXES	\$35,000
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Article 64: Shall the Town vote to raise and appropriate the sum of **\$27,000** for the purchase of a new **Police vehicle?** (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.) Board of Selectmen recommends a “YES” vote (5-0). Budget Review Committee recommends a “YES” vote (5-0).

ARTICLE 64 SUMMARY: *This planned purchase to replace vehicle #148 with over 150,000 miles which is costly to maintain and repair.*

FUNDING FOR THIS ARTICLE:	FROM TAXES	\$27,000
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Article 65: Shall the Town vote to raise and appropriate the sum of **\$75,000** for the **repaving of Oarweed Cove Road** (Perkins Cove Road)? (Note: If this article is defeated, the appropriation for this item shall be \$0 pursuant to Section 503 of the Town Charter.) Board of Selectmen recommends a “YES” vote (5-0). Budget Review Committee recommends a “YES” vote (5-0).

ARTICLE 65 SUMMARY: *This repaving would consist of a complete reclamation of the roadway, elimination of the right side cobble stone sidewalk to widen the road and assist pedestrians in walking.*

YES - 519 - NO - 84

Article 48: Shall the Town vote to raise and appropriate the sum of **\$10,000** to be deposited into the previously established **Land Conservation Reserve Fund**? [Note: If this article is defeated, the appropriation for the Land Conservation Reserve Fund shall be \$0 pursuant to Section 503 of the Town Charter.)

YES - 398 - NO - 205

Article 49: Shall the Town vote to raise and appropriate the sum of **\$15,000** for the **Crack Seal of Municipal Parking Lots**? (Note: If this article is defeated, the appropriation for the Crack Sealing of Municipal Parking Lots will default to \$0 pursuant to Section 503 of the Town Charter.)

YES - 435 - NO - 161

Article 50: Shall the Town vote to raise and appropriate the sum of **\$50,000** for the **Paving Capital Reserve Account**? (Note: If this article is defeated, the appropriation for the **Paving Capital Reserve Account** will default to \$0 pursuant to Section 503 of the Town Charter.)

YES - 449 - NO - 144

Article 51: Shall the Town vote to raise and appropriate the sum of **\$35,000** for the purchase of a **2009 Pickup with Plow Package** for the **Public Works Department**? (Note: If this article is defeated, the appropriation for the purchase of a **2009 Pickup with Plow** will default to \$0 pursuant to Section 503 of the Town Charter.)

YES - 363 - NO - 234

Article 52: Shall the Town appropriate a sum not to exceed **\$60,000** to stabilize the structure of the **Ogunquit Village School (OVS)** building by replacing the non-functioning furnace, install some heating duct work, install additional attic ventilation, stabilize a wall and paint the exterior trim? [Note: These actions are deemed necessary to stabilize the building's structure. The building has been vacant for five (5) years, and such conditions are harsh on building structures.] [Note: If this article is defeated, the appropriation for the OVS Stabilization will default to \$0 pursuant to Section 503 of the Town Charter.)

AND

Shall the Town vote to fund said appropriation from **Undesignated Fund Balances**? [Note: If this article is defeated, the appropriation for the

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Undesignated Fund Balance will default to \$0 pursuant to Section 503 of the Town Charter.]

YES - 392 - NO - 206

Article 53: Shall the Town vote to raise and appropriate the sum of **\$5,000** for the **Computer Reserve Account**? [Established STM 11/8/05] [**Note:** If this article is defeated, the appropriation for the **Computer Reserve Account** will default to \$35,000 pursuant to Section 503 of the Town Charter.]

YES - 513 - NO - 83

Article 54: Shall the Town vote to increase the property tax levy limit established for Ogunquit by State law in the event that the municipal budget approved for fiscal year 2009/10 will result in a tax commitment that is greater than the property tax levy limit?

YES - 286 - NO - 292

Article 55: Shall the Town vote to allow the Highway Department to plow and sand private roads on which the Town holds a recorded public easement during the upcoming winter season as otherwise allowed by Title 23 M.R.S.A. §3105 and previously authorized by a vote on Article 3 of a Special Town Meeting held on November 5, 2002, provided that any necessary expenses pertaining thereto must fall within existing appropriations?

YES - 427 - NO - 166

Article 56: Shall the Town authorize the Select Board to apply for and accept grant funds, donations and gifts; and authorize the Selectmen to spend such funds for the purposes intended as allowed by law?

YES - 529 - NO - 57

Article 57: Shall the Town vote to accept the categories of funds, listed herein, as provided by the Maine Legislature:

<u>ITEM</u>	<u>AMOUNT</u>
Homestead Reimbursement	\$Unknown
State Aid Road Grant	\$Unknown
Municipal Revenue Sharing	\$Unknown
State Education Tax Relief	\$Unknown
Emergency Management Funds	\$Unknown
General Assistance Rebate	\$Unknown
Snowmobile Registration	\$Unknown
Tree Growth Reimbursement	\$Unknown
Veteran's Exemption Rebate	\$Unknown

Article 51: Shall the Town vote to raise and appropriate the sum of **\$35,000** for the purchase of a **2009 Pickup with Plow Package** for the **Public Works Department**? (Note: If this article is defeated, the appropriation for the purchase of a **2009 Pickup with Plow** will default to \$0 pursuant to Section 503 of the Town Charter.) **Select Board recommends – YES, 5-0; Budget Review Committee recommends YES, 5-0.**

FUNDING FOR THIS ARTICLE: FROM REVENUES **\$35,000**

Article 52: Shall the Town appropriate a sum not to exceed **\$60,000** to stabilize the structure of the Ogunquit Village School (OVS) building by replacing the non-functioning furnace, install some heating ductwork, install additional attic ventilation, stabilize a wall and paint the exterior trim? (Note: These actions are deemed necessary to stabilize the building's structure. The building has been vacant for five (5) years, and such conditions are harsh on building structures.); **AND** Shall the Town vote to fund said appropriation from **Undesignated Fund Balances**? (Note: If this article is defeated, the appropriation for Undesignated Fund Balance will default to \$0 pursuant to Section 503 of the Town Charter). **Select Board recommends – YES, 5-0; Budget Review Committee recommends YES, 4-0.**

ARTICLE 52 SUMMARY: *No transfer from Surplus will occur if the article is defeated.*

FUNDING FOR THIS ARTICLE: FROM SURPLUS **\$60,000**

Article 53: Shall the Town vote to raise and appropriate the sum of **\$5,000** for the **Computer Reserve Account**? [Established STM 11/8/05] [Note: If this article is defeated, the appropriation for the **Computer Reserve Account** will default to \$35,000 pursuant to Section 503 of the Town Charter.) **Select Board recommends – YES, 4-0; Budget Review Committee recommends YES, 4-0.**

ARTICLE 53 SUMMARY: *This is an annual appropriation to reserve monies for the upgrade and maintenance of future software and hardware needs for the Town Office computer system.*

FUNDING FOR THIS ARTICLE: FROM TAXES **\$5,000**

Article 54: Shall the Town vote to increase the property tax levy limit established for Ogunquit by State law in the event that the municipal budget approved for fiscal year 2009/10 will result in a tax commitment that is greater than the property tax levy limit?

ARTICLE 54 SUMMARY: *This article recommended by the State in reference to LD 1 in case the need arises for increased funding.*

Article 55: Shall the Town vote to allow the Highway Department to plow and sand private roads on which the Town holds a recorded public easement during the upcoming winter season as otherwise allowed by Title 23 M.R.S.A. §3105 and previously authorized by a vote on Article 3 of a Special Town Meeting held on November 5, 2002, provided that any necessary expenses pertaining thereto must fall within existing appropriations?

Article 7: Shall the Town vote to **conceptually approve the *Municipal Building Plan*** that has been presented to the Select Board by the Building Needs Committee? [Note: Approval would mean that the Town accepts the *Municipal Building Plan* as a future goal. The *Municipal Building Plan* includes renovating the lower level of the Dunaway Center primarily as a Police Station and renovating the upper level of the Dunaway Center exclusively as a Community Center. The Plan includes renovating the **Ogunquit Village School Building** as consolidated Municipal Offices including the Land Use Department. The current Land Use property would most likely be leased to generate revenue to partially offset renovation costs. The municipal grounds would be landscaped as an attractive public park with playground and more convenient parking. [No funding is being requested at this time].

YES - 495 - NO - 218

Article 8: Shall an Ordinance entitled “**Enhanced E911 Ordinance**” more specifically referenced as **Title II, (Health, Safety and Welfare), Chapter 6, Section 6.A.2 (Administration)** and **Section 6.A.7 (Enforcement)** of the Ogunquit Municipal Code, be amended to “**Indicate Where Maps and Listings are Located and E-911 Enforcement Defined**” as set forth herein? [Note: Proposed amendment is underlined. Language proposed to be removed is indicated by a ~~strikeout~~.]

Chapter 6 Enhanced 911 Ordinance

6. A.2 Administration

The Town of Ogunquit Select Board is authorized to, and shall, assign road names and numbers to all properties, both existing and proposed roads, in accordance with the criteria in Sections 4 and 5. The Land Use Office shall be responsible for maintaining the following official records and maps of this ordinance:

6. A.2.a ~~An Ogunquit map for official use showing road names and numbers. These maps are digitally produced on compact discs (CD's) by The Maine Office of Geographic Information Systems. Updates are generated by the Addressing Officer. Copies of these CD's are located at the Land Use Office.~~

6. A.2.b ~~An alphabetical list of all property owners as identified by current assessment records, by last name, showing the assigned numbers. A complete~~

Article 40: Shall the Town vote to raise and appropriate the sum of **\$3,500** toward the purchase of a generator for the **Wells-Ogunquit Multi-Generational Center at Moody**?

YES	\$3,500	254	Select Board
YES	\$2,000	320	Budget Review Committee

Article 41: Shall the Town vote to raise and appropriate the sum of **\$559,952** for **Debt Management** expenditures? [**Note:** If this article is defeated, the appropriation for **Debt Management** will default to \$694,845 pursuant to Section 503 of the Town Charter.]

YES	530	NO	57
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Article 42: Shall the Town vote to raise and appropriate the sum of **\$10,000** for the **Unemployment Reserve Account**? [**Note:** If this article is defeated, the appropriation for the **Unemployment Reserve Account** will default to \$10,000 pursuant to Section 503 of the Town Charter.]

YES	492	NO	80
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Article 43: Shall the Town vote to raise and appropriate the sum of **\$40,000** for **Accrued Liabilities**? [**Note:** If this article is defeated, the appropriation for **Accrued Liabilities** will default to \$40,000 pursuant to Section 503 of the Town Charter.]

YES	488	NO	83
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Article 44: Shall the Town vote to raise and appropriate the sum of **\$5,000** for **Union Contracts and Salary Adjustments**, as needed? [**Note:** If this article is defeated, the appropriation for **Union Contracts and Salary Adjustments** will default to \$5,000 pursuant to Section 503 of the Town Charter.]

YES	453	NO	120
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Article 45: Shall the Town vote to raise and appropriate the sum of **\$50,000** for the on-going restoration of the **Ogunquit Village School**? [**Note:** If this article is defeated, the appropriation for **Ogunquit Village School Restoration** will default to \$0 pursuant to Section 503 of the Town Charter.]

YES	395	NO	210
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Article 46: Shall the Town vote to raise and appropriate the sum of **\$32,000** for the **Police Department** for the purchase of a new police cruiser? [**Note:** If this article is

Article 44: Shall the Town vote to raise and appropriate the sum of **\$5,000** for **Union Contracts and salary adjustments**, as needed? [Note: if this article is defeated, the appropriation for Union Contracts will default to \$5,000, pursuant to Section 503 of the Town Charter.]

Select Board recommends YES 4-0

Budget Review Committee recommends YES 3-0

ARTICLE 44 SUMMARY: Funds from this article would provide for salary and it would allow latitude for payroll considerations.

FUNDING FOR THIS ARTICLE: FROM TAXES \$5,000

Article 45: Shall the Town vote to raise and appropriate the sum of **\$50,000** for the on-going reconstruction of the **Ogunquit Village School**? [Note: if this article is defeated, the appropriation for Ogunquit Village School will default to \$0, pursuant to Section 503 of the Town Charter.]

Select Board recommends YES 5-0

Budget Review Committee recommends YES 3-0/2 Recused

ARTICLE 45 SUMMARY: Funds from this article will allow for continued progress toward stability of the Ogunquit Village School and Village master plan.

FUNDING FOR THIS ARTICLE: FROM TAXES \$50,000

Article 46: Shall the Town vote to raise and appropriate the sum of **\$32,000** for the **Police Department** for the purchase of a new cruiser? [Note: if this article is defeated, the appropriation for Police Department will default to \$0, pursuant to Section 503 of the Town Charter.]

Select Board recommends YES 5-0

Budget Review Committee recommends YES 4-1

FUNDING FOR THIS ARTICLE: FROM TAXES \$32,000

Article 47: Shall the Town vote to raise and appropriate the sum of **\$13,000** for the Fire Department for the upgrade of **Self-Contained Breathing Apparatus (SCBA)** Air Packs? [Note: if this article is defeated, the appropriation for Self-Contained Breathing Apparatus will default to \$0, pursuant to Section 503 of the Town Charter.]

Select Board recommends YES 5-0

Budget Review Committee recommends YES 5-0

FUNDING FOR THIS ARTICLE: FROM TAXES \$13,000

**MODERATOR'S CERTIFICATE OF ELECTION RESULTS
(SECRET BALLOT ELECTION)**

**SPECIAL TOWN MEETING - TOWN OF OGUNQUIT
(REFERENDUM ELECTION)**

NOVEMBER 8, 2016

The Special Town Meeting was called to order on November 8, 2016, by Town Clerk Christine Murphy with the reading of the Call, Return and First Article. The polls were declared open at 8:00AM.

Cynthia Douglass, Marjorie Esau, Blanche Feinberg, Frederica Hart, Leila Kupper, Tracey Ann Leach and Kay Hamlin served as Ballot Clerks/Counters. A total of **921** people voted at the polls.

Article 1: To elect a Moderator to preside at said Meeting. [**Note:** This question is not intended to be acted upon as part of the official secret ballot at the Annual Town Meeting.]

Cheryl Emery was elected as Moderator.

Article 2: Shall fluoride be added to the public water supply for the intended purpose of reducing tooth decay?

YES	330
NO	537 (Failed)
BLANKS	54

(Article 3 Submitted by Petition)

Article 3: Shall the Town (1) vote to approve a Capital Improvement Project consisting of the redesign and repair of the **Ogunquit Village School** for the purpose of turning it into an Intergenerational Learning Center and Parks and Recreation Information Center (the "Project"); (2) appropriate a sum not to exceed \$1,500,000 to provide for the costs of the "Project"; and (3) to fund said appropriation, authorize the Treasurer and Chairman of the Select Board to issue general obligation securities of the Town of Ogunquit, Maine (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed \$1,500,000; and (4) delegate the Treasurer and the Chairman of the Select Board the authority to fix the date(s), maturity(ies), interest rate(s), call(s) for redemption, refunding of said securities, place(s) of

payment, form, and other details of said securities, including execution and delivery of said securities on behalf of the Town of Ogunquit, and to provide for the sale thereof?

FINANCIAL STATEMENT

1. Total Indebtedness

- a. Bonds outstanding and unpaid: \$ 6,942,143
- b. Bonds authorized and unissued: \$ 275,000
- c. Bonds to be issued if this Article is approved \$ 1,500,000

2. Costs

- a. At an estimated interest rate of 4.50% for a twenty (20) year maturity, the estimated costs of this bond issue will be:
 - Principal: \$ 1,500,000
 - Interest \$ 708,750
 - Total Debt Service: \$ 2,208,750

3. Validity

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

/s/ _____
John Quartararo
Town Treasurer

Select Board Recommendation: \$1,500,000 1 Yes 3 No 1 Abstained
Budget Committee Recommendation: \$1,500,000 0 Yes 4 No 2 Absent

YES 320
NO 565 (Failed)
BLANKS 36

(Article 4 Submitted by Petition)

Article 4: Shall an ordinance entitled "**An ordinance to restrict the use of private helicopters to approved heliports west of Route #95 only**" be enacted? [Copies of this petition are on file with the Town Clerk and are available for inspection, use and examination by the public in the Town Clerk's Office.]

YES 567
NO 303
BLANKS 51

\$ 2,500	438 (Passed)
\$ 0	103
BLANKS	62

Article 49: Shall the Town vote to appropriate a sum not to exceed **\$17,000** from the **Undesignated Fund Balance** for the **Re-codification of the Town's Ordinances** for the **General Government Department**? *[Note: If this article is defeated, the appropriation for Re-codification of the Town's Ordinances for the General Government Department will default to \$0 pursuant to Section 503 of the Town Charter]*

Select Board recommends:	Yes	5-0
Budget Review Committee recommends:	Yes	5-0

\$ 17,000	355 (Passed)
\$ 0	179
BLANKS	69

Article 50: Shall the Town vote to appropriate a sum not to exceed **\$120,000** from the **Undesignated Fund Balance** to **Fund Professional Services to Provide a Design, Building Cost Estimate and Other Associated Costs to Re-purpose the Ogunquit Village School**? *[Note: If this article is defeated, the appropriation for a Design Plan to Re-purpose of the Ogunquit Village School will default to \$0 pursuant to Section 503 of the Town Charter]*

Select Board recommends:	Yes	5-0
Budget Review Committee recommends:	Yes	5-0

\$120,000	278 (Passed)
\$ 0	268
BLANKS	57

Article 51: Shall the Town (1) vote to approve a capital improvement project consisting of **Improvements to Ogunquit Village School for the Development of a Community Center** for the **Parks and Recreation Department**, (the "Project"); (2) appropriate a sum not to exceed **\$1,800,000** to provide for the costs of the Project; and (3) to fund said appropriation, authorize the Treasurer and Chairman of the Select Board to issue general obligation securities of the Town of Ogunquit, Maine (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed **\$1,800,000**; and (4) delegate to the Treasurer and the Chairman of the Select Board the authority to fix the date(s), maturity(ies), interest rate(s), call(s) for redemption, refunding of said securities, place(s) of payment, form, and other details of said securities, including execution and delivery of said securities on behalf of the Town of Ogunquit, and to provide for the sale thereof?

FINANCIAL STATEMENT

1. Total Indebtedness
 - a. Bonds outstanding and unpaid: \$ 8,167,493
 - b. Bonds authorized and unissued: \$ 0
 - c. Bonds to be issued if this Article is approved \$ 1,800,000

2. Costs
 - a. At an estimated interest rate of 5.00% for a twenty (20) year maturity, the estimated costs of this bond issue will be:

Principal:	\$ 1,800,000
Interest:	\$ 774,000
Total Debt Service:	<u>\$ 2,574,000</u>

3. Validity

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

/s/ _____
John Quartararo
Town Treasurer

[Note: Pursuant to Section 503.6.1, this Article includes the Select Board and the Budget Review Committees' recommendation as the two (2) voter choices.]

Select Board recommends:	\$1,800,000	Yes	4-1
Or			
Budget Review Committee recommends:	\$0	Yes	5-0

\$1,800,000	195
\$ 0	382 (Failed)
BLANKS	69

Article 52: Shall the Town (1) vote to approve **Improvements to the Parking Lots** for the **Visitor Services Department** (the "Project"); (2) appropriate a sum not to exceed **\$60,000** to provide for the costs of the Project; and (3) to fund said appropriation, authorize the Treasurer and Chairman of the Select Board to issue general obligation securities of the Town of Ogunquit, Maine (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed **\$60,000**; and (4) delegate to the Treasurer and the Chairman of the Select Board the authority to fix the date(s), maturity(ies), interest rate(s), call(s) for redemption, refunding of said securities, place(s) of payment, form, and other details of said securities, including execution and delivery of said securities on

- \$17,000 Budget Review Committee recommends: Yes 5-0
- \$0 Previous Year Appropriation

Funding for this Article: Undesignated Fund Balance \$17,000

Article 49 Budget Summary: *The Ogunquit Municipal Code was originally published by a codifier in 1980. The Re-Codification would entail a comprehensive review and updating of the 1980 Code and include all legislation of a general and permanent nature through November 8, 2016. The scope of services is to include research and editorial and legal review to identify conflicts, inconsistencies and other problem areas in need of updating or correction; the incorporation of any necessary revisions; the creation of an index; the printing of 5 copies of the Code; and the preparation of Code adoption material and a disposition list to document the final disposition of all Code-relevant legislations. The Town would also receive a fully searchable online version of the Code.*

Article 50: Shall the Town vote to appropriate a sum not to exceed \$120,000 from the Undesignated Fund Balance to Fund Professional Services to Provide a Design, Building Cost Estimate and Other Associated Costs to Re-purpose the Ogunquit Village School?

- \$120,000 Select Board recommends: Yes 5-0
- \$120,000 Budget Review Committee recommends: Yes 5-0
- \$0 Previous Year Appropriation

Funding for this Article: Undesignated Fund Balance \$120,000

Article 50 Budget Summary: *These funds would be used specifically to engage professional services to provide design, engineering and specific cost estimates to re-purpose the Ogunquit Village School.*

Article 51: Shall the Town (1) vote to approve a capital improvement project consisting of Improvements to Ogunquit Village School for the Development of a Community Center for the Parks and Recreation Department, (the "Project"); (2) appropriate a sum not to exceed \$1,800,000 to provide for the costs of the Project; and (3) to fund said appropriation, authorize the Treasurer and Chairman of the Select Board to issue general obligation securities of the Town of Ogunquit, Maine (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to

Article 51 Budget Summary: *These funds would be to design and build the re-purpose of the Ogunquit Village School to a Community Center.*

Article 52: Shall the Town (1) vote to approve **Improvements to the Parking Lots** for the **Visitor Services Department** (the "Project"); (2) appropriate a sum not to exceed **\$60,000** to provide for the costs of the Project; and (3) to fund said appropriation, authorize the Treasurer and Chairman of the Select Board to issue general obligation securities of the Town of Ogunquit, Maine (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed **\$60,000**; and (4) delegate to the Treasurer and the Chairman of the Select Board the authority to fix the date(s), maturity(ies), interest rate(s), call(s) for redemption, refunding of said securities, place(s) of payment, form, and other details of said securities, including execution and delivery of said securities on behalf of the Town of Ogunquit, and to provide for the sale thereof?

FINANCIAL STATEMENT

- 1. Total Indebtedness
 - a. Bonds outstanding and unpaid: \$ 8,167,493
 - b. Bonds authorized and unissued: \$ 0
 - c. Bonds to be issued if this Article is approved \$ 60,000

- 2. Costs
 - a. At an estimated interest rate of 3.00% for a five (5) year maturity, the estimated costs of this bond issue will be:

Principal:	\$ <u>60,000</u>
Interest:	\$ <u>5,400</u>
Total Debt Service:	\$ <u>65,400</u>

3. Validity
The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

/s/ _____
John Quartararo
Town Treasurer



LIQUOR
&
AMUSEMENT
LICENSE
PUBLIC
HEARING

OGUNQUIT

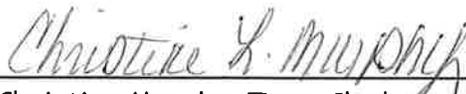
Beautiful Place by the Sea

PUBLIC HEARING NOTICE

The Ogunquit Board of Selectmen will hold a Public Hearing on Tuesday, January 21, 2020 at 6:00 PM in the Auditorium of the Dunaway Community Center on School Street, Ogunquit, Maine for the following application(s):

MALT & VINOUS LICENSE (RENEWAL)

Perkins Cove Lobster Shack 110 Perkins Cove Road
The Trap 117 Perkins Cove Road


Christine Murphy, Town Clerk

Posted by:


Patricia L. Arnaudin, Police Chief

Posted: January 14, 2020
Dunaway Community Center
Ogunquit Post Office
Ogunquit Transfer Station
WOGT

1.13.2020
@ 9:30am

Beautiful Place by the Sea

OGUNQUIT LIQUOR LICENSE APPLICATION

NEW RENEWAL FOR THE YEAR: 2020
 CURRENT LICENSE EXPIRATION DATE: 4.11.2020

BUSINESS NAME: Perkins Cove Lobster Shack Inc
 APPLICANT: Jason Evans
 EMAIL: thelobstershacks@gmail.com
 BUSINESS REG #: 8020-1 ISSUE DATE: 01/08/2020 MAP: 3 LOT: 81
 OCCUPANCY LOAD ESTABLISHED BY THE OGUNQUIT FIRE CHIEF: 54

NOTE - SPECIAL ATTENTION

Applicants must procure the signatures of the following Town Officials, submit an original drawing at a scale of one inch (1") equals ten feet (10') of all areas on the premises which are open to the public and return said drawing with this completed application to the Town Clerk before a public hearing can be scheduled by the Select Board. APPLICATIONS MUST BE SUBMITTED NINETY (90) DAYS PRIOR TO THE EXPIRATION OF THE EXISTING LICENSE.

TITLE	SIGNATURE	APPROVAL		REPORT ATTACHED		DATE
		YES	NO	YES	NO	
Police Chief	<i>Patricia A. Renaudin</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	01-16-2020
Fire Chief	<i>Ed Smith</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1-15-20
Code Officer	<i>Paul</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1-20-2020

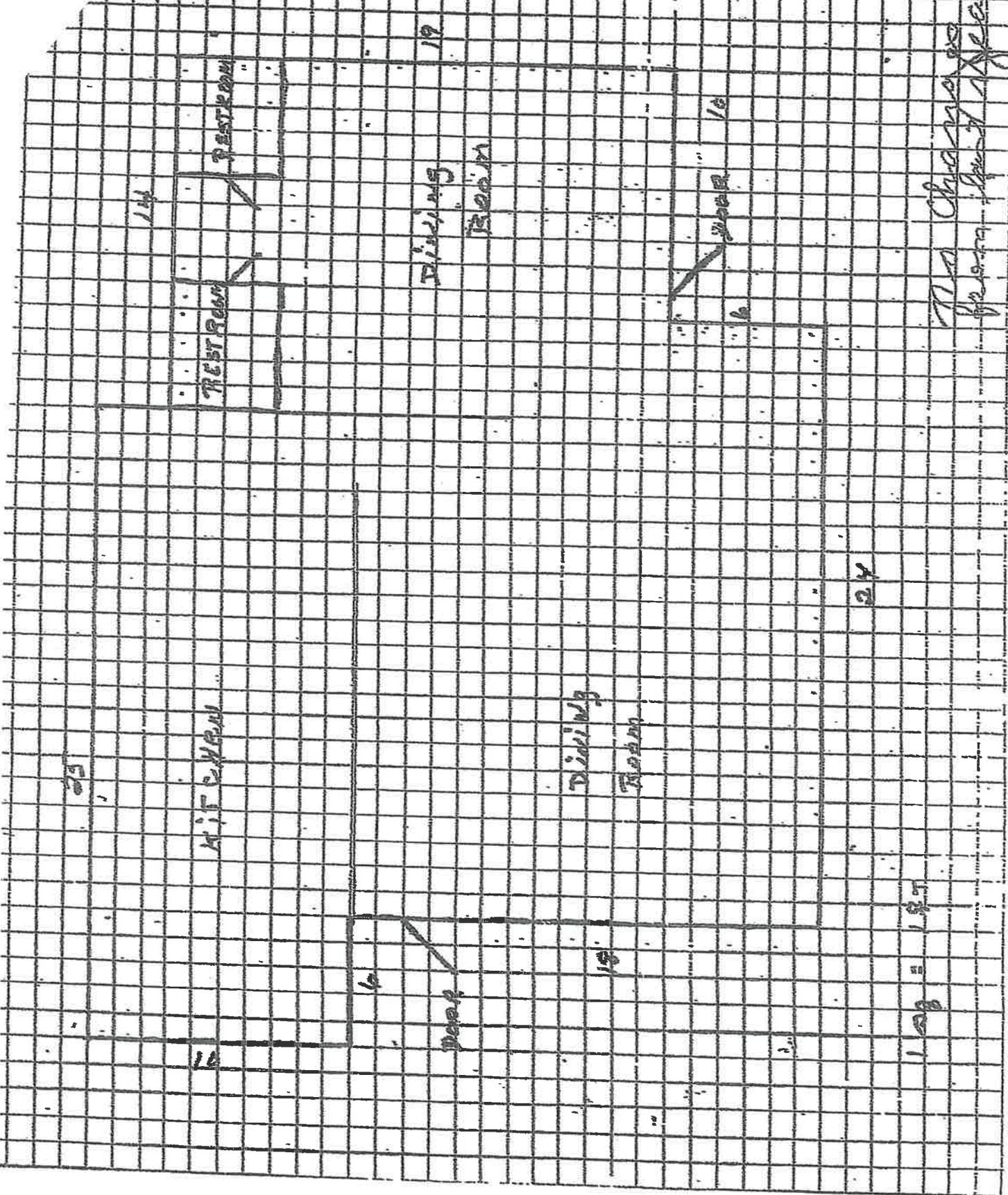
ATTENDANCE AT PUBLIC HEARING IS REQUIRED
PLEASE READ THE FOLLOWING CAREFULLY BEFORE SIGNING

I, the undersigned applicant, acknowledge there has been no change to the business noted above by way of ownership, partnership, location, nature of business or structural change(s) to the building(s) housing the business. Knowingly supplying false information on this application is a Class D offense under the Criminal Code and is punishable by confinement of up to one (1) year or by a monetary fine of up to \$500 or both.

Jason Evans
 APPLICANTS SIGNATURE

FOR OFFICE USE ONLY

Application Fee: \$200 Date Paid: 01/08/20 Check/Cash Check #: 20158
 Background Check Fee: \$ 2100 (\$21.00 per person listed on application)
 Business Reg. Fee: \$150.00 Paid prior to Liquor Application? YES NO
 TOTAL PAID WITH APPLICATION: \$ 371.00 Received by: PCM
 (Town Clerk's Office)
 DATE POSTED: 1/14/2020 DATE HEARD: _____ APPROVED: _____ DENIED: _____



Pro Charyas
From 1/2/1962

1.13.2020
@ 9:00am

Beautiful Place by the Sea

OGUNQUIT LIQUOR LICENSE APPLICATION

NEW [] RENEWAL FOR THE YEAR: 2020
CURRENT LICENSE EXPIRATION DATE: 6.7.2020

BUSINESS NAME: The Trap
APPLICANT: JASON EVANS
EMAIL: perkinscove trap@gmail.com
BUSINESS REG #: 3020-560 ISSUE DATE: 01/08/20 MAP: 3 LOT: 3-75
OCCUPANCY LOAD ESTABLISHED BY THE OGUNQUIT FIRE CHIEF: 40

NOTE - SPECIAL ATTENTION

Applicants must procure the signatures of the following Town Officials, submit an original drawing at a scale of one inch (1") equals ten feet (10') of all areas on the premises which are open to the public and return said drawing with this completed application to the Town Clerk before a public hearing can be scheduled by the Select Board. APPLICATIONS MUST BE SUBMITTED NINETY (90) DAYS PRIOR TO THE EXPIRATION OF THE EXISTING LICENSE.

TITLE	SIGNATURE	APPROVAL		REPORT ATTACHED		DATE
		YES	NO	YES	NO	
Police Chief	<i>Patricia J. ...</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	01-16-2020
Fire Chief	<i>E. Smith</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1-15-20
Code Officer	<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1-16-2020

ATTENDANCE AT PUBLIC HEARING IS REQUIRED
PLEASE READ THE FOLLOWING CAREFULLY BEFORE SIGNING

I, the undersigned applicant, acknowledge there has been no change to the business noted above by way of ownership, partnership, location, nature of business or structural change(s) to the building(s) housing the business. Knowingly supplying false information on this application is a Class D offense under the Criminal Code and is punishable by confinement of up to one (1) year or by a monetary fine of up to \$500 or both.

[Signature]
APPLICANTS SIGNATURE

FOR OFFICE USE ONLY

Application Fee: \$ 200 Date Paid: 01/08/20 Check/Cash Check #: 20089
Background Check Fee: \$ — (\$21.00 per person listed on application)
Business Reg. Fee: \$ 150.00 Paid prior to Liquor Application? YES NO
TOTAL PAID WITH APPLICATION: \$ 200.00 Received by: [Signature]
(Town Clerk's Office)
DATE POSTED: 1/14/2020 DATE HEARD: _____ APPROVED: _____ DENIED: _____

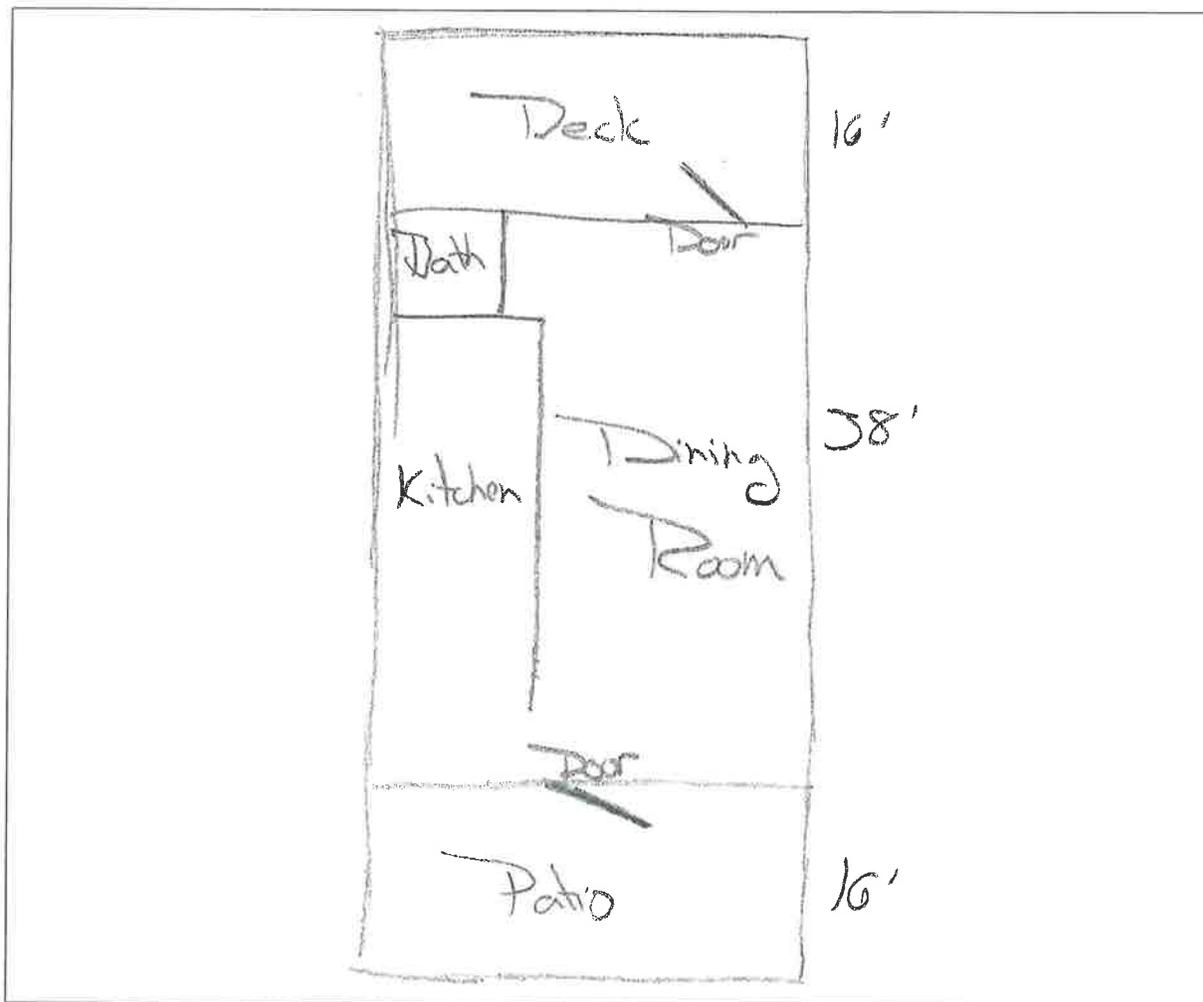
Bureau of Alcoholic Beverages and Lottery Operations
Division of Liquor Licensing & Enforcement
8 State House Station, Augusta, ME 04333-0008
10 Water Street, Hallowell, ME 04347
Tel: (207) 624-7220 Fax: (207) 287-3434
Email Inquiries: MaineLiquor@maine.gov

DIVISION USE ONLY	
<input type="checkbox"/>	Approved
<input type="checkbox"/>	Not Approved
BY:	

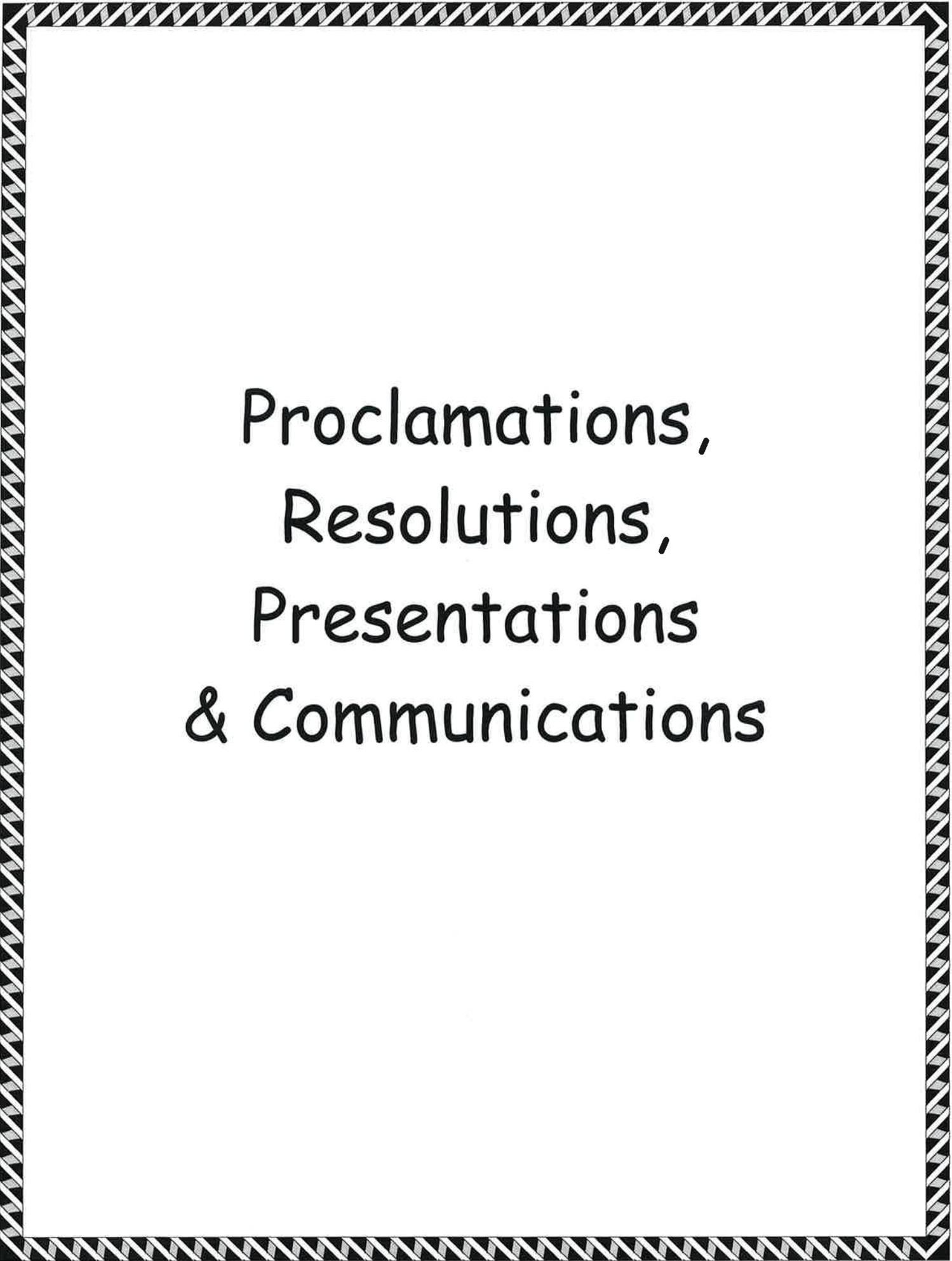
ON PREMISE DIAGRAM

In an effort to clearly define your license premise and the area that consumption and storage of liquor is allowed. The Division requires all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your diagram including entrances, office area, kitchen, storage areas, dining rooms, lounges, function rooms, restrooms, decks and all areas that you are requesting approval from the Division for liquor consumption.



22'



Proclamations,
Resolutions,
Presentations
& Communications

2019 Growing Season Action Plan: April - November Marginal Way

Most of 2018 was devoted to dealing with the damage to the Marginal Way from the March 3rd Nor'easter (three more Nor'easters followed in the same month). Astronomical high tides, 50 MPH on-shore winds and storm surge combined to rip away soil, rock, plants and undermine the asphalt paving - primarily from Little Beach south to the Cove.

The original Storm Summary Report noting 27 damaged sites was later amended to 37 sites. The Report and photographs of damage proved invaluable while working with engineers, MDEP and FEMA. As we move into the second year of repairs, the MWC and the Town will rely on advice from Walsh Engineering Assoc., Westbrook ME. Walsh has extensive experience with shoreline stabilization and understands the delicate mission to preserve the look and character of the Marginal Way, as well as reinforcing the path for safety and resilience against future storms.

The Biocontrol project, using a caterpillar (*Hypena opulenta*) that eats *only* the leaves of Black swallow-wort (BSW), will continue this year. It will take multiple years importing *Hypena* from our source (the Biocontrol Lab of University of Rhode Island) to build up a colony that will eventually have an effective impact on this serious invasive threat to our coastal landscape (and eventually the whole Town).

We will continue to monitor the length of the path for invasive species - attempting to control and eliminate them where we can, and stopping any new occurrences of familiar species (Bittersweet, Knotweed, BSW, Purple loosestrife, Barberry, Burning bush, and Phragmites) as well as finding any new invasives (Garlic mustard).

1. Treat Bittersweet along Locust Grove Access Path, down to Israel Head Rd. and from Geology Sign to Cove (inland trees south of the Footbridge).
 - Vines in trees along Locust Grove Lane treated.
2. June treatment of isolated BSW growth to contain spread - length of path.
 - Unable to schedule treatment.
3. Fronting the O'Leary property: start to clear and treat all Bittersweet on the next section of Town land north of the restored site. Plant the cleared area with native trees, shrubs and herbaceous ground covers.
 - Site cleared, Bittersweet treated, 150 shrubs planted, irrigation installed, mulched, & weeded. Mulched 2nd time before winter.
4. Winkler site: monitor and treat any invasive regrowth, weeds, continue to add new shrubs and herbaceous plants to fill in gaps.
 - No new action on this site.
5. Work with DPW, the summer crew, and hopefully an experienced person hired specifically to work on the MW 5 days a week. Train everyone to recognize the native plants we want to save, and the invasive species that are to be noted and managed.
 - Town crew handled normal weed-wacking, & sheering of vegetation. Presented Town Manager with a request and job description for a seasonal worker dedicated to the MW (experienced & knowledgeable) for consistent care of plant material in the future.
6. Hire local contractor for maintenance of Seaside Garden: cut down perennials in early spring, mulch & gradually add additional shrubs in south corner.

- Patten Landscaping cut down garden in spring. Weeded garden in September. No new shrubs added.
7. Re-install the Biocontrol Cage for the second year along path. Release of insects will take place late spring. Site roped off and signage put up to inform the public. Volunteer citizen scientists monitor site regularly, under direction of Maine Dept. of Inland Fisheries & Wildlife.
 - No activity this year. No obvious signs of emergence of previous years Hypena.
 8. Additional plants installed at the Plaque Island. Hire local contractor to weed and maintain for neat appearance.
 - Trees, shrubs planted (with irrigation) where 2018 construction staging had impacted landscape.
 9. At sites of 4 new retaining walls installed in 2018, backfill and install plants for erosion control where needed.
 - 12 inches of gravel lined back of newly constructed wall for drainage, lined with landscape cloth, and topped with soil. Shrubs planted into a plastic $\frac{3}{4}$ " erosion control Geomat (sourced through Walsh Engineering contractor). Sites mulched and fenced off. Patten Landscaping tasked with watering 5 sites twice a week in July & August. 200' of hose extended from abutter Cohen garage to MW, where 300' additional hoses used to get to farthest sites at Footbridge.
 10. Monitor Cedar Grove inland: create volunteer group to monitor and weed site when necessary to allow new plantings to flourish. Edge property line between Town/private lands.
 - No activity at this site.

11. South of Cedar Grove - find and hand pick ALL Garlic mustard so this extremely invasive plant does not spread any further on the path.
 - Garlic mustard picked in May before seeding, BUT observed this fall that there is still a large spreading area of seedling.

12. 8th Annual Pod Picking Day - August TBA
 - Aug. 17 - 34 volunteers collected 720 lbs Swallowwort. Lunch provided by Bessie's (Jim Oliver's restaurant).

13. Prioritize next storm damage projects from Summary List to be worked on in 2019. Coordinate work with Walsh, Town officials, MDEP and FEMA.
 - Multiple meetings with FEMA, Walsh, & DEP. Obtained MDEP PBR permits for 12 MW sites. Obtained OGT Planning Board approval to proceed. Applied to MDEP for MRPA permits for 11 sites - waiting for approval. Waiting for FEMA to obligate funding. Projects have been grouped and prioritized, awaiting approvals before proceeding to RFP and construction stages.

14. Coordinate with Town storm repair project on Stearns Rd at Lighthouse. MWC will provide input on revetment design. Work with KKWW at that time to obtain a water source for plants to be installed along revetment.
 - Design of storm drain/street design at Stearns Rd/Lighthouse by CMA Engineers will coordinate with Walsh Engineers for the new revetment. Have spoken with Special Project Manager and new head of DPW Tom Torno about water source issue for South revetment. Irrigation problem will be addressed as larger project progresses.

Joan Griswold 1.14.2019
Chair, Marginal Way Committee

Summary 11.24.19

2020 Growing Season Action Plan Marginal Way

After a year of bureaucracy, we hope to get back to construction of MW sites that sustained damage in the March 2018 Nor'easters. We have MDEP PBR permits, and are waiting for approval of NRPA permits (late 2019/ early 2020). We will then go before the OGT Planning Board again for their approval of the NRPA projects.

Dave Riccio, Special Project Manager, and the MWC Chair Joan Griswold have had numerous meetings with FEMA reps over the last year and a half (we are now on our 5th FEMA Rep.) but still waiting for word about funds being *obligated* for MW projects, both completed and planned for future construction. Coordinating with Walsh Engineers, we have grouped and prioritized the damaged sites that are ready for the next stage – RFPs, contracts, construction.

In the meantime, this winter, there will be a concentrated emphasis on removal and treatment of Bittersweet all along the MW, particularly on the Ocean side of the path.

1. Locust Grove Access Path to MW: recheck for reoccurring Bittersweet in trees along road and clean out grove between path and Lookout parking lot.
2. Schedule June treatment of BSW: on Beachmere/Anchorage revetment, O'Leary restoration site, & isolated spots along length of path. Also Knotweed – Little Beach ledge, revetment S Lighthouse, rocks S of ancient Cedar.
3. Begin Stage III fronting O'Leary/Bench 5 site: Clear and treat Bittersweet, and revegetate this third area with native trees and shrubs. Back in Stage II, add more shrubs and plugs of ground covers and herbaceous plants. Continue maintenance of weeding and irrigation. Check Stage I for weeds.
4. Winkler site – spring weeding and lower Sumac. Add shrubs where necessary.
5. Do special pruning projects in winter along path to cut back areas where plants are closing in on path, and remove Bittersweet. Replant w/ native plants where necessary. Use outside contractor.
6. Search for seasonal worker who will be assigned to MW for maintenance. Provide plant information for DPW's crew assigned to the MW, enabling them to recognize invasives from desirable plants.
7. Continue to maintain Seaside Garden – early spring cut down of herbaceous plants (use mower where possible). Stop irrigating the garden. Check garden for weeds once a month – outside contractor (during May, June, July, August, & September).

8. Contact URI for Biocontrol Project. Discuss sending moths for cage release vs. larvae. Set up cage in a new location behind Bench 20, as long as there is no damage to existing vegetation for access. Organize Citizen Scientists to monitor site. Check that all permits from APHIS & MDIF&W are still valid.
9. Plaque area: have outside contractor clean/weed area before the dedication of 4th plaque. Be on site for weeding so desirable plants are not pulled out!
10. Weed all newly planted areas at retaining walls. Check if more mulch required.
11. Cedar Grove restoration site: in winter, cut down excess Honeysuckles, any Bittersweet and dead material. Summer maintenance – weed .
12. May – south of Cedar Grove, pull out ALL Garlic Mustard.
13. 9th Annual Pod Picking Day – August 15, 2020
14. Continue work with FEMA, MDEP, Town CEO, Town Planning Board and Walsh Engineers for repair sites
15. Design a two session class for volunteers/public: ID invasive plants & ID desirable native plants – late spring.
16. Schedule 3 geology talks: July, August, September with Jason Jutras.
17. Schedule late spring, early summer presentation with Eric Topper of Maine Audubon: talk tied to Doug Tallamy's theme *Bringing Nature Home*.
18. Goats on MW – PR event to raise awareness about invasives. Host near Benches 23/24 where there is much Bittersweet.
19. Host a volunteer recruitment event to explain our goals, encourage signups for specific jobs or maintenance of selected areas. Organize volunteers into work groups – each with their own assignment – i.e. Cedar Grove, retaining walls, O'Leary.

Joan Griswold
Chair MWC 11.25.19

Office of the Town Manager

To: Select Board
From: Pat Finnigan
Date: January 17, 2020

Re: Pavement Management Program

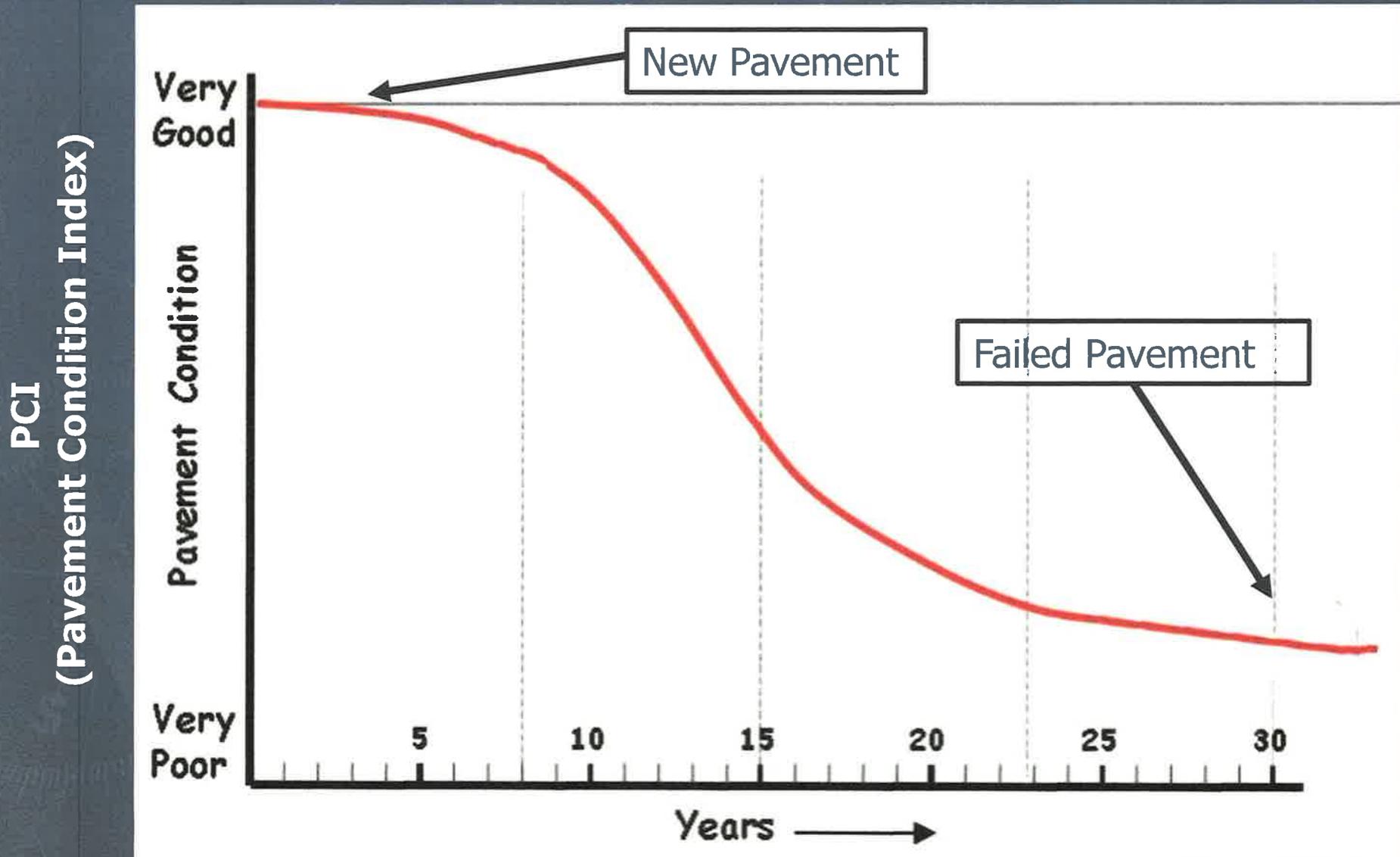
At the Select Board meeting on Tuesday January 21, 2020, we will have a presentation regarding the conditions of the Town's streets and roads and establishing a pavement management program.

A pavement management program will allow the Town to plan the work that needs to be done and the amount of money that should be budgeted annually to maintain the investment in our extensive road network. The objective is to keep our good roads good, and improve the poor roads. Once we have the initial investment to get all the roads into the "good" category, we can have a regular maintenance program which will allow us to preserve the investment in our roads, and keep them in good condition, in a cost effective manner.

As part of this pavement management program, all the Town roads have been analyzed and rated so we know the condition of our roads, the work needed to maintain or improve them, and the estimated costs. The engineers from CMA Engineers Inc. (the engineering firm which is doing the work on Agamenticus Rd) will present this information and answer questions.

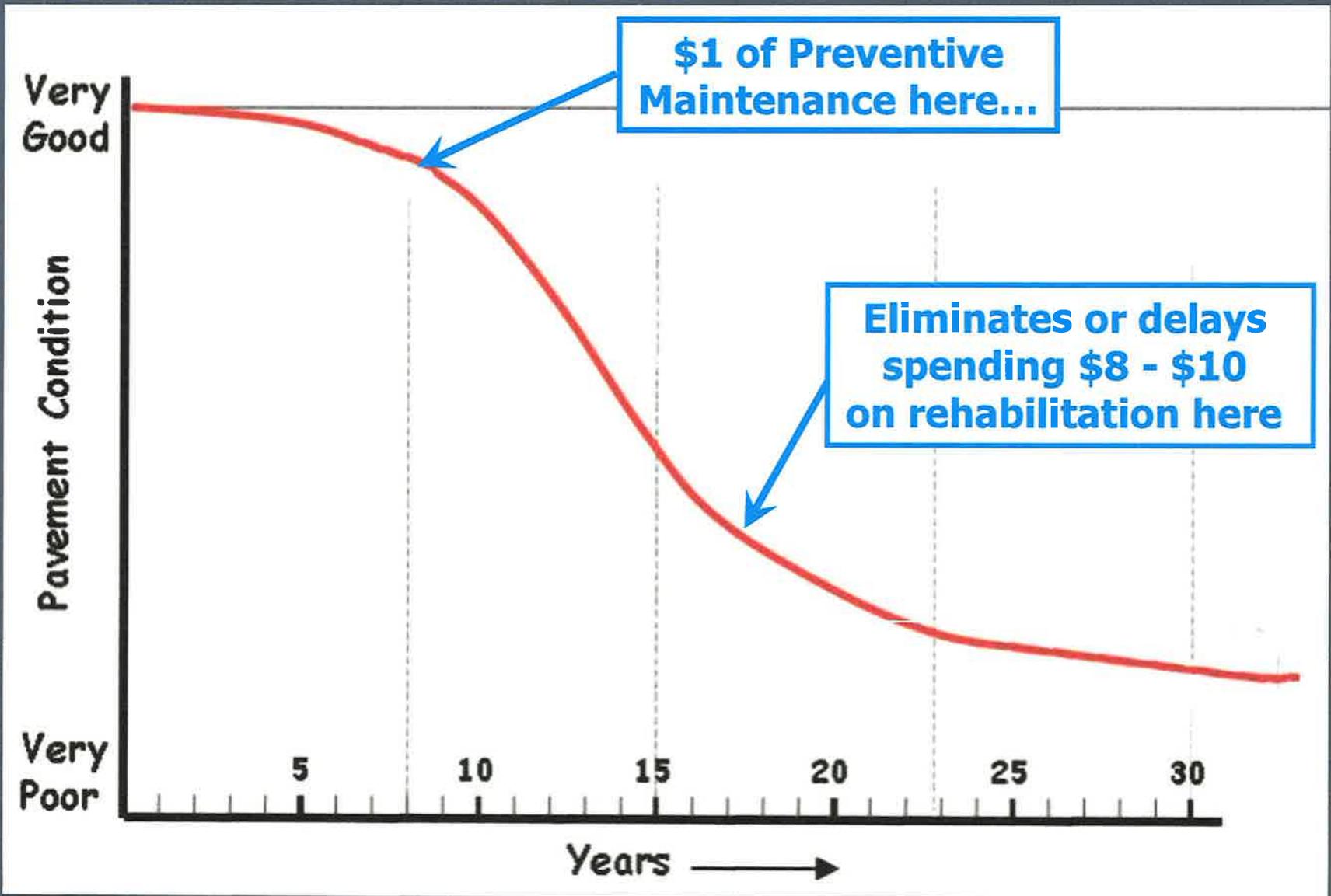
This is an important step in our process of having a 5-year capital improvement program for the Town's infrastructure. Attached to this memo, are a few graphs which provide some background information about the life of a road and maintenance costs. Bill Straub, the CMA engineer will discuss this information and the specifics of the pavement rating and management program

Pavement Continually Degrades - Loses Quality and Life Every Year



Pavement Rehabilitation Costs Increase with Time

PCI
(Pavement Condition Index)



Pavement "Treatments" as function of Pavement Condition

Preservation, Maintenance and Remediation Methods as Function of PCI

<u>PCI</u>	<u>Maintenance or Repair Method</u>	<u>Cost</u>	
90-100	<i>Preventative Surface Treatment</i>	\$0.50 / square foot	Preservation
75-89	<i>Minor Maintenance Repair</i>	\$0.50 / square foot	
60-75	<i>Shim and 1" Overlay:</i>	\$1.00 / square foot	Maintenance
51-60	<i>Shim and 2" Overlay</i>	\$1.50 / square foot	
41-50	<i>Mill and 2" Overlay</i>	\$1.75 / square foot	
31-40	<i>Reclaim and 4" New Pavement (2.5" binder; 1.5" overlay)</i>	\$3.00 / square foot	Rehabilitation/ Reconstruction
21-30	<i>Reclaim with Strength Additive and 4" New Pavement (2.5" binder; 1.5" overlay)</i>	\$3.50 / square foot	
0-20	<i>Full Reconstruction with 24" Base; 4" Pavement (2.5" binder; 1.5" overlay)</i>	\$6.75 / square foot	

Preserving Good Pavement Costs Less over Long Term than waiting for Major Repair/Reconstruction

