

REGULAR TOWN COUNCIL MEETING
AGENDA
February 9, 2026
7:00 PM

The Zoom Link to the meeting is provided below for those wishing to attend virtually:

<https://us02web.zoom.us/j/85680739243>

This meeting is being held at Northern Penobscot Tech Region III at 35 West Broadway

1a. Call to Order

Council Chair; Stephen Clay _____, Vice Chair: David Ireland _____.

Councilors; Cathy Moison _____, Gordon Street _____, Sheldon Hanington _____, Eric Rojo _____, and Lee Rand _____.

1b. Pledge of Allegiance

- 2. Approval of Minutes:** From the January 12, 2026 regular meeting and the January 28, 2026 and the January 29, 2026 special meetings. If no objections are registered the Council Chair shall approve the same as written.

3. Approval of the Warrants (0104)

SUGGESTED MOTION: To approve and sign Warrants # _____ through # _____ in the amount of \$ _____.

MOTION: _____ SECOND: _____ VOTE: _____

4. Acceptance of Gifts/Donations (0104, 0601, 0700)

SUGGESTED MOTION: Move to accept the following Gifts, Donations, and grants in the amount of \$826.90; as detailed below:

Organization	Type of Gift	Amount / Value	Department
Denise Lynn Moore & Nancy Christensen	Monetary	\$50.00	Library
Can Donations	Monetary	\$26.90	Library
Northern Penobscot Activities Council	Grant	\$750.00	Recreation Equipment

MOTION: _____ SECOND: _____ VOTE: _____

5. Chairman's/Town Manager's Comments:

6. Monthly Reports:

- 7. Open Forum:** The Council will allow Lincoln residents and/or Lincoln taxpayers to comment prior to Council action on agenda items. If you have any questions, please call 794-3372. General requests may be made in Open Forum during the regular meeting but will not be acted upon in the same meeting.

Individuals wishing to be heard by the Council will be recognized by the Council Chair. After identifying themselves, the speaker may make brief comments and may not repeat previous statements made. The speaker must limit themselves to the item under discussion. The speaker must observe rules of common etiquette. The Council Chair may set a time limit on the length of public comment and/or a time limit for individual speakers.

The Council Chair reserves the right to stop any public comment that is contrary to these rules and any Councilor may call Point of Order during the discussion. Any person who disrupts a Council meeting may be required to leave in order to maintain orderly consideration of the matters for which the meeting was called.

8a. Public Hearing- Renewal State Liquor License Application- Gillmor's Restaurant (0101)

SUGGESTED MOTION: Move to open a public hearing for the purpose of hearing oral and written comments on the proposed renewal state liquor license application for Gillmor's Restaurant.

MOTION: _____ SECOND: _____ VOTE: _____

TIME STARTED: _____ TIME CLOSED: _____

8b. Approve Renewal State Liquor License Application- Gillmor's Restaurant (0101)

SUGGESTED MOTION: Move to approve the renewal state liquor license application submitted by Gillmor's Restaurant.

MOTION: _____ SECOND: _____ VOTE: _____

9a. Public Hearing- New Special Amusement Permit Application- 49 Maine (0101)

SUGGESTED MOTION: Move to open a public hearing for the purpose of hearing oral and written comments on the proposed new Special Amusement permit application for 49 Maine.

MOTION: _____ SECOND: _____ VOTE: _____

TIME STARTED: _____ TIME CLOSED: _____

9b. New Special Amusement Permit- 49 Maine (0101)

SUGGESTED MOTION: Move to approve the new special amusement permit application submitted by 49 Maine.

MOTION: _____ SECOND: _____ VOTE: _____

10. Authorization to Open Process & Authorize Town Manager

SUGGESTED MOTION: Move to authorize the Maine Bureau of Alcoholic Beverages to open up the process to issue the last Agency Liquor Store license available for the Town of Lincoln and authorize the Town Manager to sign a letter, on behalf of the Council, to the state agency with approval to open the process.

MOTION: _____ SECOND: _____ VOTE: _____

11. Approve Loonfest Food Vending Fees (Events)

SUGGESTED MOTION: Move to approve the following food vending fees for Loonfest this July:

**Thurs/Fri/Sat
Veterans Memorial Square**

Lincoln Residents/Businesses

\$100 10x10

\$200 10x20

\$250 10x25

Non-Lincoln Residents/Businesses

\$150 10x10

\$250 10x20

\$300 10x25

Fri/Sat only

Cobb Field - \$50/resident \$75/non-resident

Registered nonprofits will continue to receive a 50% discount

MOTION: _____ SECOND: _____ VOTE: _____

12. Approve Loonfest Non-food Vending Fees (Events)

SUGGESTED MOTION: Move to approve the following non-food vending fees for Loonfest this July:

**Loonfest Vending Fees
Thurs/Fri/Sat
Veterans Memorial Square**

Lincoln Residents/Businesses
\$80 10x10
\$160 10x20

Non-Lincoln Residents/Businesses
\$120 10x10
\$220 10x20

Fri/Sat only

Cobb Field - \$30 for Lincoln Residents or businesses/\$50 for non-resident

Registered nonprofits will continue to receive a 50% discount

Electric hookup will be offered only at Veterans Memorial Square only for \$15

MOTION: _____ SECOND: _____ VOTE: _____

13. Appointment-FY2027 Budget Committee Members (Council)

Note: All budget committee members will need to take the FOAA training per the amended FOAA training law (1 M.R.S. sub section 412) and fill out a completion sheet to be filed with the Town Clerk.

SUGGESTED MOTION: Move to confirm the following appointments on the FY2027 Budget Committee:

Cathy Moison:	Stacey Williams and Steve Perry;
Eric Rojo:	David Moison and _____;
Stephen Clay:	_____ and _____;
Gordon Street	_____ and _____;
David Ireland:	Gilberte Mayo and Ralph Lichtenberg;
Sheldon Hanington:	Nancy Erickson and Mary Lomonaco;
Lee Rand:	John Connelly and _____.

MOTION: _____ SECOND: _____ VOTE: _____

14. **Discussion:** Airport Road- New Recreation Lot (0100)
15. **Discussion-** Update on Mowing Bid Plan Going Forward with Equipment (0601)
16. **Renew Contract-** SHL Enterprise Solutions (0100)

SUGGESTED MOTION: Move to continue contracting with SHL Enterprise Solutions to provide the Town of Lincoln with Economic Development Services at the rates provided. Should the Town of Lincoln wish to sever ties with SHL Enterprise Solutions, the town will provide a 30-day written notice of termination.

MOTION: _____ SECOND: _____ VOTE: _____

17. **Fuel Use Reporting** (Councilor Ireland)

Proposed Motion: Fuel Use Reporting and FY2026 Disclosure Requirements

Move that the Town Council direct the Town Manager to require monthly fuel-use reporting for all Town-owned vehicles and motorized equipment for FY2026 and all subsequent fiscal years, for the purpose of fiscal oversight and budget accountability. Such reports shall include, at a minimum, vehicle or equipment identification, department assignment, fuel type, gallons consumed, miles driven and/or engine hours, total fuel cost, and average cost per gallon for the reporting period.

Be it further moved that, for FY2026, the Town Manager shall provide to the Council a consolidated annual fuel-use summary by department identifying total gallons consumed, total miles driven and engine hours, average fuel-efficiency metrics, total fuel expenditures, and comparison to the FY2026 budgeted fuel appropriations.

Be it further moved that departments shall maintain mileage and engine-hour data sufficient to calculate fuel-efficiency metrics, which shall be included in the monthly reports to the Council.

Be it further moved that the Town Manager is authorized to determine the reporting format, internal controls, data-collection methods, and submission process necessary to implement this requirement, provided the minimum data elements established by the Council are met.

Be it further moved that a summary of annual FY2026 fuel-use data by department shall be made available to the public as part of the Town's budget transparency materials.

MOTION: _____ SECOND: _____ VOTE: _____

18. **Fiscal and Tax Disclosure Statement** (Councilor Ireland)

Proposed Motion: Fiscal and Tax Impact Disclosure for Council Expenditure Motions

Move that the Lincoln Town Council direct the Town Manager to update and utilize the existing Town Council Agenda Request form to include a written Fiscal Impact and Tax Impact disclosure for any Town Council motion that requests or authorizes an expenditure or financial obligation of ten thousand dollars (\$10,000) or more. This requirement shall apply only to Town Council agenda motions requesting approval of expenditures.

MOTION: _____ SECOND: _____ VOTE: _____

19. Status update on FY2021 Audit Remedial Accounting and Reporting Deficiencies
(Councilor Ireland)

Proposed Motion: Status Update on FY2021 Audit Remedial Accounting and Reporting Deficiencies

Move that the Lincoln Town Council request that the Town Manager provide the Town Council with a written status update on the implementation of the agreed-upon corrective action plans addressing the accounting and reporting deficiencies identified in the Town of Lincoln's FY2021 Annual Audit, completed in 2025.

See attached detail

MOTION: _____ SECOND: _____ VOTE: _____

20. Discussion: PERC vs EPEC lawsuit (0100)

21. Future Agenda Items

22. Adjourn

SUGGESTED MOTION: Move to adjourn the meeting at _____ pm

MOTION: _____ SECOND: _____ VOTE: _____

Upcoming Meetings and other Noteworthy Items:

Feb. 4 th	Finance Committee Meeting- Payroll-4:30pm
Feb. 5 th	Finance Committee Meeting-Warrant-4:30pm
Feb. 9 th	Regular Council Meeting-7:00pm
Feb. 10 th	Events & Tourism Committee Meeting- 5:30pm
Feb. 11 th	Finance Committee Meeting- Payroll-4:30pm
Feb. 14 th	Ice Oval races on Mattanawcook Pond
Feb. 16 th	All Town Departments CLOSED- President's Day
Feb. 17 th	Planning Board-6:00pm
Feb. 18 th	Finance Committee Meeting-Payroll-4:30pm
Feb. 18 th	Council Work Session 6pm to 8pm (open time for residents to come speak with the Council; questions and/or concerns in an informal setting).
Feb. 19 th	Finance Committee Meeting-Warrant-4:30pm
Feb. 21 st	Brady Nickerson Fishing Derby at Prince Thomas Park 7am to 3pm
Feb. 21 st	Chili & Chowder Cook Off 12pm to 2pm at 51 Main St.
Feb. 25 th	Finance Committee Meeting-Payroll-4:30pm

Meetings and other noteworthy items are subject to change without notice.

**REGULAR TOWN COUNCIL MEETING
MINUTES
January 12, 2026
7:00 PM**

The Zoom Link to the meeting is provided below for those wishing to attend virtually:

<https://us02web.zoom.us/j/85680739243>

This meeting is being held at Northern Penobscot Tech Region III at 35 West Broadway

1a. Call to Order at 7:00pm.

Present, Council Chair Cathy Moison, Vice Chair Eric Rojo.

Councilors; Stephen Clay, Gordon Street, Sheldon Hanington, David Ireland, and Lee Rand.

Also, present Interim Town Manager Dennis Bullen, Town Clerk Ann Morrison and Town Attorney Andy Hamilton.

1b. Pledge of Allegiance

2. Approval of Minutes: From the December 8, 2025 regular meeting and the December 10, 2025 special meeting. No objections were registered; therefore, the Council Chair approved the same as written.

3. Approval of the Warrants (0104)

Motion made by Gordon Street and seconded by Eric Rojo to approve and sign Warrants #59 through #69 in the amount of \$1,016,819.84.

VOTE: 7-0

4. Acceptance of Gifts/Donations (0104,7000)

Motion made by Gordon Street and seconded by Eric Rojo to accept the following Gifts, Donations, and grants in the amount of \$600.00; as detailed below:

Organization	Type of Gift	Amount / Value	Department
Florence Alessi		\$100.00	Heating Fund
Northern Penobscot Activities Council	Grant	\$500.00	Events-Outdoor projection screen for movies

VOTE: 7-0

5. Chairman's/Town Manager's Comments:

Council Chair Moison informed those in attendance of the passing of Representative Kathy Javner who represented Chester and some other towns north of us, but at one time had represented Lincoln.

Police Chief Miller introduced a new full time police officer, Anthony Manna.

Interim Town Manager Dennis Bullen congratulated Town Clerk Ann Morrison on receiving her Certified Municipal Clerk designation from the International Institute of Municipal Clerks (IIMC).

6. Planning Board Report:

Councilor Hanington wanted to know why Mr. Robinson had been to the Planning Board in May but a permit was never issued. He has an issue with this business being too close to the river.

Councilor Hanington would also like an update on the Code Enforcement Officer regarding the hours worked, benefits, etc.

7. Monthly Reports:

No comments.

8. Open Forum: The Council will allow Lincoln residents and/or Lincoln taxpayers to comment prior to Council action on agenda items. Open Forum questions should be forwarded to the Town Office by mail, or emailed to Town Clerk Ann Morrison at Questions@lincolnmaine.org. Please have your questions/comments in by 5:00pm the day of the meeting. If you have any questions, please call 794-3372. General requests may be made in Open Forum during the regular meeting but will not be acted upon in the same meeting.

Individuals wishing to be heard by the Council will be recognized by the Council Chair. After identifying themselves, the speaker may make brief comments and may not repeat previous statements made. The speaker must limit themselves to the item under discussion. The speaker must observe rules of common etiquette. The Council Chair may set a time limit on the length of public comment and/or a time limit for individual speakers.

The Council Chair reserves the right to stop any public comment that is contrary to these rules and any Councilor may call Point of Order during the discussion. Any person who disrupts a Council meeting may be required to leave in order to maintain orderly consideration of the matters for which the meeting was called.

Denise Wotton, a resident and business owner in the town, spoke regarding agenda item number twelve. She has fourteen subcontracted employees at her business and she is appalled by the councils' actions. She wanted to remind Councilor Hanington that

Lincoln has many people in our community that commute to jobs outside of Lincoln, not everyone in Lincoln is retired. Some of her employees have spouses that would love to have a job in Lincoln and the council needs to represent all of the people that reside here, not just one particular age group. She also stated that we are lucky to have Region III to train our youth in order to keep them in our community in the future.

Charlie Dwelley would like to see an open forum at the end of the agenda so they can ask questions.

Anne Mourkas spoke regarding item 25b. Anne brought up many good points about giving new leadership time to learn their role and give the Council Chair a chance to lead.

John Trask likes that item #12 is back on the agenda and encourages the council to pass the motion.

John Trask also spoke about item #22 concerning not raising property taxes. He stated that we already know the county budget is increasing approximately 16-20%, our health insurance and electricity bills are not going down, and from what he has heard he expects the school budget will be going up as well. He wants to know what services the council will be cutting out of the budget.

John Trask informed the council that if they take Tuttle Way on as town road, that they would have many groups coming in to ask that the town take on their roads as well.

John Trask stated to the Council that in order to do what item #25b is suggesting, you would have to change the Town Charter in order to do so. Set this aside and move on with public business.

Stacey Williams asked what the additional legal fees were while a new fire contract was re-considered.

Stacey Williams also asked if the Council would be taking Folsom Pond Road on as a town road if they take on Tuttle Way.

Gilberte Mayo pointed out that there was not a Code Enforcement monthly report in the Council packet.

Gilberte Mayo also stated that in regards to item #22, there should be a hiring freeze immediately.

Sheila Keith spoke in regards to a report made by Byron Sanderson at a previous council meeting and wants to know if all the building she sees happening on MacKenzie Avenue are permitted.

9. Presentation- Council Recognition

The Council Chair presented former Councilors John Trask (9 years) and Marscella Ireland (15 years) with plaques thanking them for their years of service on the Town Council.

10. Presentation- Biofine Developments Northeast Update

Stephen Jones, CEO, of Biofine provided an update to the council on their progress with bringing their business to the former mill site. His team tonight included:

Ian Towle- Senior Operations Manager

Mike Cassatta- Chief Development Officer

Steve Fitzpatrick- Founder and inventor of the Biofine technology- Chief Science Officer

See attached PowerPoint presentation

11. Approve and Sign a Town Council Resolution- Economic Development Support (Councilor Street)

Motion made by Gordon Street and seconded by David Ireland to approve and sign the attached resolution in support of the Economic Development Team and their efforts.

VOTE: 7-0

12. Approve Loan/Grant (0103)

Motion made by Stephen Clay and seconded by Gordon Street to approve the loan in the amount of \$200,000 with the State Department of Economic and Community Development for a term of 20 years at 1.5% interest for remediation of building #22 at the former mill site.

VOTE: 7-0

13a. Public Hearing- Renewal State Liquor License Application- Lincoln Tap House (0101)

Motion made by Gordon Street and seconded by David Ireland to open a public hearing for the purpose of hearing oral and written comments on the proposed renewal state liquor license application for Lincoln Tap House.

VOTE: 7-0

TIME STARTED: 8:20pm

No comments.

TIME CLOSED: 8:21pm

13b. Approve Renewal State Liquor License Application- Lincoln Tap House (0101)

Motion made by Gordon Street and seconded by Eric Rojo to approve the renewal state liquor license application submitted by Lincoln Tap House.

VOTE: 7-0

14. Authorize Closures (7000)

Motion made by Eric Rojo and seconded by Gordon Street to authorize the following closures for the Loon Festival July 15-19, 2026:

Veteran's Memorial Square from July 15 - July 19 to **ALL** vehicular traffic on July 16-19 from 10am-8pm. July 16 and July 17 close Mechanic St from 5pm-10pm. Only part of the road will be closed to make sure businesses can still remain open.

July 18, close part of Main Street and West Broadway, from Mattanawcook Academy to Goding Ave starting at 11:00am until the parade is over (usually around 12:30)

Close part of School St, E. Broadway, and Lincoln St on Friday, July 17 and Saturday, July 18 to ensure public safety for concert goers at Cobb Field.

VOTE: 7-0

15. Approve Closure (7000)

Motion made by Gordon Street and seconded by Eric Rojo to approve closing part of Prince Thomas Park for the Annual Brady Nickerson Fishing Derby on February 21, 2026.

VOTE: 7-0

16. Approve Contract and Authorize Town Manager (0304)

Motion made by Gordon Street and seconded by Eric Rojo to approve a one-year contract (August 1, 2025 to July 31, 2026) for IAFF Local 3038; firefighter union and authorize the Town Manager to sign the new contract.

VOTE: 7-0

17. Town Manager Appointment (0100)

Motion made by Eric Rojo and seconded by Gordon Street to confirm the Town Manager's annual appointments pursuant to Title 30-A, Sections 2526, 2601-A and 4221 as follows:

Alternate Code Enforcement Officer- Bruce Arnold
Alternate Plumbing Inspector- Bruce Arnold

VOTE: 7-0

18. 2025-2026 Council Committee Appointment (Council Chair)

Motion made by Sheldon Hanington and seconded by Gordon Street to confirm the Council Chair's Committee Appointment of Eric Rojo to the Finance Committee.

VOTE: 7-0

19. Appointment-FY2026 Budget Committee Members (Council)

Note: All budget committee members will need to take the FOAA training per the amended FOAA training law (1 M.R.S. sub section 412) and fill out a completion sheet to be filed with the Town Clerk.

Motion made by Eric Rojo and seconded by David Ireland to confirm the following appointments on the FY2027 Budget Committee:

Cathy Moison:	Stacey Williams and Steve Perry;
Eric Rojo:	David Moison and _____;
Stephen Clay:	_____ and _____;
Gordon Street	_____ and _____;
David Ireland:	Gilberte Mayo and Ralph Lichtenberg;
Sheldon Hanington:	Nancy Erickson and Mary Lomonaco;
Lee Rand:	John Connelly and _____.

VOTE: 5-1

Councilor Moison abstained and Councilor Clay voted against.

20. Zero-Based Budgeting Directive for FY2027 (Councilor Ireland)

Motion made by David Ireland and seconded by Sheldon Hanington that the Town Council direct the Town Manager to develop the FY2027 municipal budget using a zero-based budgeting methodology, under which each department shall be required to justify all requested expenditures from a zero baseline rather than relying on prior-year appropriations, with the objective of identifying inefficiencies, eliminating unnecessary

spending, and ensuring that all expenditures are essential, cost-effective, and aligned with current service priorities.

Councilor Street asked if this was essentially the same process that we currently have.

Interim Town Manager Bullen stated that yes, it is basically the same process, but this may lengthen the process.

Councilor Rojo stated that we need to start from a base, that base is zero.

VOTE: 4-3

Councilors Street, Moison, and Clay opposed.

21. Town Council Rules & Procedures Revision (Councilor Ireland)

Note: See attached Council Rules and Procedures Document with this addition

Proposed Motion: Amend Town Council Rules & Procedures – Fiscal Impact and Tax Impact Statements

Move that the Lincoln Town Council amend its Rules and Procedures by adding a new section entitled “Fiscal Impact and Tax Impact Statements,” as presented, to require written fiscal disclosure for agenda items involving expenditures or financial obligations of five thousand dollars (\$5,000) or more, with tiered requirements for items exceeding twenty-five thousand dollars (\$25,000).

This amendment is adopted for the purpose of improving fiscal transparency, ensuring that the tax implications of Council actions are disclosed prior to Council votes, and anchoring Council deliberations to their impact on taxpayers.

Motion was withdrawn by Councilor Ireland

22. Discussion- Discuss Ways for the Council to Not Raise Property Taxes (Councilor Rand)

Councilor Rand stated that he doesn't want to raise property taxes, he made a campaign promise that we would not raise taxes.

Councilor Street understands why he wants to do that, but we know the county budget is increasing, how can we keep level with more than a 20% increase that isn't in our control? We can try to keep expenses within the same range as last year.

Councilor Rand stated that the town will have to make up the difference for those outside budgets that increase (county and school).

23. **Discussion-** Having the Town Take on Tuttle Way as a Public Way (Councilor Hanington)

Note: This has not gone through the Roadway Committee at this time

This item will be going before the Roadway Committee at a date and time to be determined.

24. **Discussion-** Set an Interview Procedure to Hire a Town Manager (Council)

Schedule and conduct interviews: Proposed dates are January 28th and 29th at 6:00pm

Schedule a meeting to deliberate and select the next Town Manager

*Note: Suspend the Rules to make a motion to accept procedures

Motion made by Gordon Street and seconded by Eric Rojo to TABLE this until after the executive session.

VOTE: 7-0

- 25a. **Executive Session** (0100)

Motion made by Gordon Street and seconded by Sheldon Hanington to retire into Executive Session Pursuant to Title 1 MRSA Section 405 (6) (E) Discussion with Town Attorney regarding the Councils legal rights and duties.

VOTE: 7-0

TIME STARTED: 8:55pm

TIME CLOSED: 9:45pm

After the executive session was closed, Council Chair Moison announced that she would be stepping down from the Chair position.

Council Vice Chair Rojo, also announced that he would be stepping down from his position.

- 25b. **Reset of Town Council Leadership** (Councilor Ireland)

Proposed Motion: Reset of Town Council Leadership

~~Whereas the Lincoln Town Charter and the Town Council Rules and Procedures do not establish a fixed term of service for the offices of Town Council Chair or Town Council Vice Chair; and~~
~~Whereas the Town Council retains continuing authority to organize its internal leadership in a manner that best serves effective governance and the public interest.~~

~~Now therefore, **move** that the Lincoln Town Council, pursuant to its authority under the Town Charter and the Town Council Rules and Procedures, hereby declares its intent to reset Council leadership in order to restore effective governance, reinforce proper council staff boundaries, and reaffirm the Council's commitment to transparency, accountability, and respectful public service.~~

~~Further **move** that the Council remove the current Chair and Vice Chair from their leadership positions, effective immediately upon adoption of this motion.~~

~~Further **move** that the Council proceed to elect a new Chair and Vice Chair from among its members at this meeting, in accordance with the Town Charter and Town Council Rules and Procedures.~~

Motion made by David Ireland and seconded by Gordon Street to nominate Steve Clay as Council Chair.

VOTE: 6-1
Councilor Rojo opposed.

Motion made by Sheldon Hanington and seconded by Stephen Clay to nominate David Ireland as Council Vice Chair.

VOTE: 6-1
Councilor Rojo opposed

****Suspend the Rules****

Motion made by David Ireland and seconded by Eric Rojo to extend the council meeting past 10:00pm.

VOTE: 7-0

26. Executive Session (0510)

Motion made by Sheldon Hanington and seconded by Eric Rojo to retire into Executive Session Pursuant to Title 1 MRSA Section 405 (6) (C) Acquisition of real property.

VOTE: 7-0

TIME STARTED: 9:49pm

TIME CLOSED: 10:28pm

NOTE: Councilors agreed to enter into the first session and go immediately into the second session.

27. Executive Session (0100)

SUGGESTED MOTION: Move to retire into Executive Session Pursuant to Title 1
MRSA Section 405 (6) (A) Review Town Manager Candidates.

TIME STARTED: 10:29pm

TIME CLOSED: 10:41pm

28. Future Agenda Items

29. Adjourn

Motion made by Sheldon Hanington and seconded by Eric Rojo to adjourn the meeting at
10:41pm.

VOTE: 6-0

Councilor Street had left before the meeting adjourned.

Respectfully Submitted by:
Town Clerk Ann Morrison, CMC, CCM

Upcoming Meetings and other Noteworthy Items:

Jan. 7 th	Finance Committee Meeting- Payroll-4:30pm
Jan 8 th	Finance Committee Meeting- Warrant- 4:30pm
Jan. 14 th	Finance Committee Meeting-Payroll-4:30pm
Jan. 19 th	All Town Departments CLOSED- Martin Luther King Day
Jan. 20 th	Planning Board-6:00pm
Jan. 21 st	Finance Committee Meeting- Payroll- 4:30pm
Jan. 22 nd	Finance Committee Meeting-Warrant-4:30pm
Jan. 28 th	Finance Committee Meeting- Payroll-4:30pm
Feb. 4 th	Finance Committee Meeting- Payroll-4:30pm
Feb. 5 th	Finance Committee Meeting-Warrant-4:30pm
Feb. 9 th	Regular Council Meeting-7:00pm
Feb. 11 th	Finance Committee Meeting- Payroll-4:30pm
Feb. 16 th	All Town Departments CLOSED- President's Day
Feb. 17 th	Planning Board-6:00pm
Feb. 18 th	Finance Committee Meeting-Payroll-4:30pm
Feb. 19 th	Finance Committee Meeting-Warrant-4:30pm
Feb. 25 th	Finance Committee Meeting-Payroll-4:30pm

Meetings and other noteworthy items are subject to change without notice.

SPECIAL TOWN COUNCIL MEETING
MINUTES
January 28, 2026
6:00 PM

The Zoom Link to the meeting is provided below for those wishing to attend virtually:

<https://us02web.zoom.us/j/7495106748>

1a. Call to Order at 6:00pm.

Present, Council Chair Stephen Clay and Vice Chair David Ireland.

Councilors; Cathy Moison, Gordon Street, Sheldon Hanington, Eric Rojo, and Lee Rand.

Also, present Town Clerk Ann Morrison.

1b. Pledge of Allegiance

- 2. Open Forum:** The Council will allow Lincoln residents and/or Lincoln taxpayers to comment prior to Council action on agenda items. Open Forum questions should be forwarded to the Town Office by mail, or emailed to Town Clerk Ann Morrison at Questions@lincolnmaine.org. Please have your questions/comments in by 5:00pm the day of the meeting. If you have any questions, please call 794-3372. General requests may be made in Open Forum during the regular meeting but will not be acted upon in the same meeting.

Individuals wishing to be heard by the Council will be recognized by the Council Chair. After identifying themselves, the speaker may make brief comments and may not repeat previous statements made. The speaker must limit themselves to the item under discussion. The speaker must observe rules of common etiquette. The Council Chair may set a time limit on the length of public comment and/or a time limit for individual speakers.

The Council Chair reserves the right to stop any public comment that is contrary to these rules and any Councilor may call Point of Order during the discussion. Any person who disrupts a Council meeting may be required to leave in order to maintain orderly consideration of the matters for which the meeting was called.

No comments.

3. Executive Session (0100)

Motion made by Gordon Street and seconded by Eric Rojo to retire into Executive Session Pursuant to Title 1 MRSA Section 405 (6) (A) Town Manager Interviews.

VOTE: 7-0

TIME STARTED: 6:02pm

TIME CLOSED: 7:59pm

4. Adjourn

Motion made by Eric Rojo and seconded by Gordon Street to adjourn the meeting at 8:00pm.

VOTE: 6-0

Councilor Clay unexpectedly had to leave the meeting early.

Respectfully Submitted by:
Town Clerk Ann Morrison CCM, CMC

Upcoming Meetings and other Noteworthy Items:

Jan. 21 st	Finance Committee Meeting- Payroll- 4:30pm
Jan. 22 nd	Finance Committee Meeting-Warrant-4:30pm
Jan. 28 th	Finance Committee Meeting- Payroll-4:30pm
Feb. 4 th	Finance Committee Meeting- Payroll-4:30pm
Feb. 5 th	Finance Committee Meeting-Warrant-4:30pm
Feb. 9 th	Regular Council Meeting-7:00pm
Feb. 11 th	Finance Committee Meeting- Payroll-4:30pm
Feb. 16 th	All Town Departments CLOSED- President's Day
Feb. 17 th	Planning Board-6:00pm
Feb. 18 th	Finance Committee Meeting-Payroll-4:30pm
Feb. 19 th	Finance Committee Meeting-Warrant-4:30pm
Feb. 25 th	Finance Committee Meeting-Payroll-4:30pm

Meetings and other noteworthy items are subject to change without notice.

SPECIAL TOWN COUNCIL MEETING
MINUTES
January 29, 2026
6:00 PM

The Zoom Link to the meeting is provided below for those wishing to attend virtually:

<https://us02web.zoom.us/j/7495106748>

1a. Call to Order at 6:00pm.

Present; Council Chair Stephen Clay, and Vice Chair David Ireland.

Councilors; Cathy Moison, Gordon Street, Sheldon Hanington, Eric Rojo, and Lee Rand.

Also, present Town Clerk Ann Morrison.

1b. Pledge of Allegiance

- 2. Open Forum:** The Council will allow Lincoln residents and/or Lincoln taxpayers to comment prior to Council action on agenda items. Open Forum questions should be forwarded to the Town Office by mail, or emailed to Town Clerk Ann Morrison at Questions@lincolnmaine.org. Please have your questions/comments in by 5:00pm the day of the meeting. If you have any questions, please call 794-3372. General requests may be made in Open Forum during the regular meeting but will not be acted upon in the same meeting.

Individuals wishing to be heard by the Council will be recognized by the Council Chair. After identifying themselves, the speaker may make brief comments and may not repeat previous statements made. The speaker must limit themselves to the item under discussion. The speaker must observe rules of common etiquette. The Council Chair may set a time limit on the length of public comment and/or a time limit for individual speakers.

The Council Chair reserves the right to stop any public comment that is contrary to these rules and any Councilor may call Point of Order during the discussion. Any person who disrupts a Council meeting may be required to leave in order to maintain orderly consideration of the matters for which the meeting was called.

No comments.

3. Executive Session (0100)

Motion made by Gordon Street and seconded by Eric Rojo to retire into Executive Session Pursuant to Title 1 MRSA Section 405 (6) (A) Town Manager Interviews.

VOTE: 7-0

TIME STARTED: 6:01pm

TIME CLOSED: 8:01pm

4. Adjourn

Motion made by Gordon Street and seconded by Eric Rojo to adjourn the meeting at 8:10pm.

VOTE: 7-0

Respectfully Submitted by:
Town Clerk Ann Morrison, CCM, CMC

Upcoming Meetings and other Noteworthy Items:

Jan. 21 st	Finance Committee Meeting- Payroll- 4:30pm
Jan. 22 nd	Finance Committee Meeting-Warrant-4:30pm
Jan. 28 th	Finance Committee Meeting- Payroll-4:30pm
Feb. 4 th	Finance Committee Meeting- Payroll-4:30pm
Feb. 5 th	Finance Committee Meeting-Warrant-4:30pm
Feb. 9 th	Regular Council Meeting-7:00pm
Feb. 11 th	Finance Committee Meeting- Payroll-4:30pm
Feb. 16 th	All Town Departments CLOSED- President's Day
Feb. 17 th	Planning Board-6:00pm
Feb. 18 th	Finance Committee Meeting-Payroll-4:30pm
Feb. 19 th	Finance Committee Meeting-Warrant-4:30pm
Feb. 25 th	Finance Committee Meeting-Payroll-4:30pm

Meetings and other noteworthy items are subject to change without notice.

MEMORANDUM

To: Town of Lincoln
Fr: Steve Levesque
Economic Development Advisor
Re: Economic Development Report
Dt: January 30, 2026

Following is an update on our current economic development consulting activities on behalf of the Town of Lincoln thru January 2026.

Our focus this past month has been involved with: 1) the various complex issues associated with facilitating the Biofine project; 2) managing several property leases and options; 3) Selecting workforce housing development partners; 4) managing several environmental clean-up projects, grant applications and contracts; 5) working through the development of industrial wastewater management solutions associated with Biofine; 6) developing and managing an on-going, large-scale vision and implementation strategy for mill site redevelopment; 7) facilitating several grant and loan applications for environmental remediation infrastructure and new building development; and 8) facilitating several business development clients.

Following is an update of the mill site redevelopment effort to date.

Mill Site Redevelopment Overview

Redeveloping former mill properties is a complex and time-consuming endeavor. But when conducted in earnest, effective redevelopment of the former Lincoln Pulp & Tissue (LP&T) mill site, now referred to as the Lincoln Technology Park (LTP) will offer substantial benefits to the community in the following ways:

- Increase tax revenues to the community;
- Reduce tax burden on current residents;
- Increase Town and school budgets;
- Strengthen Penobscot Valley Hospital and other essential businesses; and
- Attract new services and business opportunities to the community.

For example, when the two current active projects at the LTP (Biofine and Form Energy) are realized, they collectively would create hundreds of good paying jobs and generate over \$ 600,000 in annual lease revenue and over \$ 2 million in new annual real estate and personal property taxes for the Town.

Successful revitalization of these mill site properties requires a long-term commitment of personnel resources, patience, and perseverance for success to be fully realized. Like

most other former mill properties in the state, the LTP site has a number of issues that all need to be addressed, as part of the redevelopment process such as legacy environmental contamination issues, many aged and dilapidated buildings (not suitable for adaptive reuse), and aging (non-functional) infrastructure,

In light of the above, we have identified three key over-arching strategic goals for the LTP redevelopment effort: 1) identify and seek funding to address the environmental issues by removing them as development barriers; 2) identify and secure funding for needed infrastructure improvements; and 3) attract and secure new business investment to the property. (see attached Vision Statement).

We estimate the ultimate goal related to environmental remediation and infrastructure upgrades is \$50-70 million, over time. And we are making great progress in meeting that goal. To date, we have attracted over \$17 million in federal, state, and regional funds to support these activities and have \$ 9 million in outstanding pending applications, to support environmental remediation of the site, replace aged and obsolete infrastructure, and support business investment. We further plan to submit another \$12-20 million in applications this coming year. Clearly, being successful in attracting new “revenue generating” business investment to the site, is highly dependent on our success in removing these environmental barriers and making needed infrastructure upgrades.

Following is a summary of how we are addressing each one of our strategic goals and their current status:

1. Environmental Remediation

To date, the Town of Lincoln and its subsidiaries have received over \$13 million in environmental assessment and remediation funding to support redevelopment of the former Lincoln Pulp and Tissue Mill, now referred to as the Lincoln Technology Park. A number of projects have already been completed, including the partial remediation of the Biofine parcel, removal of former Mill buildings 6 & 7 and the preparation of the asbestos containing materials (ACM) management area. Following is an update of current active projects. Campbell Environmental and Sevee & Maher Engineers (SME) are currently under contract to manage for the following Brownfields environmental remediation projects

Biofine Parcel remediation

Funded by State DECD/DEP (\$738,000) – managed by Campbell Environmental:

- Capping petroleum saturated soils and incorporation of Woodex material has been completed.

- Eastern Maine Environmental (EME) to finish the ACM abatement of the Wastewater Treatment building roof.

Lincoln Parcel 2 Lagoon remediation

Funded by EPA (\$750,000) – managed by Campbell Environmental:

- Researched and sent sludge samples for determining best technique to dewater sludge.
- In process of cost analysis for various options for dewatering and disposal of sludge.
- SME's request for utilizing the sludge as Consolidation Area cover was declined; however, Rich spoke with Chris Redmond and Chris was going to see if he could get this re-evaluated and approved.
- Schedule Allstate and pumping of WWT building sump so final AST contents can be removed as part of the waste inventory & removal.
- ACM in Universal Waste building is still pending.

Lincoln P3 East Powerhouse demo and remediation

Funded by EPA (\$5,000,000) – managed by Campbell Environmental:

- ACM removal from building is on-going. EME is working to coordinate the disposal of a 30 cubic yards (CY), and a 40 CY roll off to the Consolidation Area.

Building #22/Scale shack demo and remediation

Funded by DECD/DEP/EMDC (\$425,000) - managed by Sevee & Maher:

- Cleanup & Demolition of the Eastern Portion of the Paper Mill (Building #22) and the Scale Shack.

Ongoing operation of the Asbestos Consolidation Area

Funded by DECD/DEP (\$1,000,000) – managed by Sevee & Mahar

- Overseeing operation and management of Asbestos consolidation area to accept asbestos containing materials on former mill site. SAG contracted to perform operations accepting and containing ACM.

2. Infrastructure Upgrades and Improvements

Road and Utility Improvements:

- The Town of Lincoln is the recipient of a \$3.5 million dollar grant from Congress to upgrade the aging infrastructure Depot Street into the mill site, to support its redevelopment. HUD is the administering agency.
- The Town has retained Haley Ward to assist with this effort, including design and construction specifications. We hope to start bidding this work out this winter, with construction starting in late spring.
- Another \$4 million for Scale St. infrastructure upgrades and improvements is currently pending in Congress, having been recommended by the Senate Appropriations Committee. Based upon conversations with Senator Collins office, Congress is hopefully going to pass this package very soon.

Industrial Wastewater Facility:

- The Town is seeking to construct and operate an industrial wastewater treatment facility to support the Biofine project and other new development activity on the site.
- Last spring, the Maine Legislature passed a bill authorizing the creation of the Lincoln Mill Facilities District, to facilitate the financing, construction, and operation of the facility.
- The Economic development team is working with USDA, our legal team, and others to facilitate the best financing instruments.
- The Town has retained Haley Ward and Woodward & Curran to facilitate facility design and cost estimates.

Rail Improvements:

- The Town is seeking funding from Maine DOT to upgrade the rail sidings at the mill site to accommodate the future development needs of the facility. Accordingly, we plan to submit a grant request for \$500,000 for essential upgrades to support redevelopment efforts.

3. Securing New Business Investment

As a key cornerstone to the redevelopment effort, the Town's economic development team is working to encourage and realize new business investment on parcels that can be made available. Following are brief descriptions of current activities:

Lincoln Innovation Center:

- The Town, in partnership with the Lincoln Lakes Innovation Corporation (LLIC), is proposing to construct and operate the Lincoln Innovation Center; a combination small business incubator and workforce training facility at the LTP.
- We have a pending \$3.86 million grant application with the federal Economic Development Administration (approved at the regional level, awaiting national approval). As an update, we had a very good meeting with EDA staff this month and we appear to be moving forward to funding, but under a different program, which will require a bit more work for us, which is achievable.
- This 80% grant will be matched by other funding from the Maine Rural Development Authority and the Northern Border Regional Commission, for a total project cost of about \$4.6 million.

Biofine Developments Northeast:

- The Town has been working with Biofine Developments Northeast (BDNE) for several years to effect the construction of a state-of-the-art biorefinery, utilizing wood waste and related materials, for conversion to heating fuels and other residual chemicals.
- When realized, this project will result in over \$140 million in private sector investment to the LTP.
- The Town and BDNE have signed a twenty - year lease for approximately seven acres of land at the LTP, with expansion options.
- The Town has agreed to support this investment with financial assistance for site and area infrastructure upgrades.
- This project, when realized, will result in the creation of several hundred good paying jobs and provide significant new lease and tax revenues to the Town.

4. Communications and Community Outreach:

In order to improve communications to the general public, we will be working with the Town's Communications Director to enhance our communications and community outreach efforts in 2026. This will include, but not be limited to the following activities:

- Enhancing the current Town website to discuss past and current activities and include regular updates on the mill site redevelopment effort.
- Developing and distributing a quarterly newsletter about the mill site and other economic and community development news; and
- Conduct an ongoing series of public outreach sessions to business, community and civic organizations.

- M O N T H L Y R E P O R T -

DATE: January 28, 2026
TO: Dennis Bullen, Interim Town Manager
FROM: Ann Morrison, Town Clerk
RE: January Monthly Report

ACTIVITIES: This month we have seen an uptick in citizen initiative petitions being brought into our office for certification of voter signatures. The deadline for filing them in Augusta is January 30th. We have also seen some primary nomination papers come in for certification for various seats that will be voted on at the June 9th primary election. The deadline for those papers being submitted to the Secretary of States office is in March.

On January 20th I swore in two full time police officers which finally makes the police department a complete staff!

Beginning February 1st a \$25 late fee per dog will be assessed for an unlicensed dog whose owner hasn't been in before that date to license them. We began licensing for 2026 back in the middle of October and have had the word out on various social media platforms including an insert with the first half tax bills back in the fall. This is one task that is very time consuming and with the new program that the State implemented last year, has not made it any easier. If anything, it is less user friendly and more time consuming to input information into the system.

With the quiet months upon us, we use this time to catch up on things that have gotten behind and do some deep cleaning within the office.

TRAINING: None to report this month.

Monthly Transactions	Jan. FY26
Paid Trash Passes	166
Complementary Trash Passes	600
Refrigerator Disposal	0
Tire Disposal	1
Notary / Dedimus / Copy / Fax	17
Library Fees Reconciliation	0
Police Fines & Fees Reconciliation	8
Concealed Weapons Reconciliation	1
Demo / Shingle Permits	8
ATV / Snow sled Registrations	187
Boats	0
Hunting/Fishing	39
Certified Birth	54
Marriage Intentions	1
Certified Marriage	11
Death Certificate	47
Burial Transit / Disposition	0
Cemetery Lot Sales	0
Grave Openings	0
Real Estate Taxes	224
Lien Payment	22
Personal Property Taxes	4
Motor Vehicles	358
Dogs	278
Total	2026
Motor Vehicle Rapid Renewal	17
Boat Rapid Renewal	4

M O N T H L Y R E P O R T

DATE: February 4, 2026
TO: Dennis Bullen, Interim Town Manager
FROM: Melissa Quintela, Treasurer
RE: January 2026

PROJECTS:

Calendar Year End reports have been completed and submitted to the appropriate agencies. W-2 and 1099 forms have been sent out to all employees and vendors. We had an issue with our normal company that we order our forms from so we had to use a different w-2 this year.

Notice of Impending Foreclose letters are being mailed this week. The Impending Foreclosure letters warn taxpayers that have not paid their Fiscal Year 2024 taxes and that their property will go into foreclosure on March 10, 2026. This year we have a few more taxpayers facing foreclosure compared to last year. This year we will send out 70 letters. I will be asking the Town Council to allow me to enter into payment agreements with taxpayers who request it. When a taxpayer signs a payment arrangement, they agree to make monthly payments towards their taxes. The payment is enough to bring the taxes current on the property within the next 18 months. If the arrangement is followed the taxpayer will not find themselves facing foreclosure again next year.

GENERAL ASSISTANCE/ HEATING ASSISTANCE:

This office has processed 16 applications for Heating Assistance helping a total of 37 people. We have been granting 100 gallons of fuel to each household that qualifies. These numbers are higher than this time last year.

We have seen an increase in General Assistance this year. We have a variety of request from Rent and Electric.

TRAINING

None this month

M O N T H L Y R E P O R T

DATE: January 30, 2026

TO: Dennis Bullen, Interim Town Manager

FROM: Ruth E. Birtz, Economic Development Administrator and Assessor

RE: Monthly Report for January

Passport Activity:

Passport activity is listed below. I have requested training to add Taylor Wotton as a passport agent. Both Melissa and I successfully completed our annual training this month.

MONTH	FY20	FY21	FY22	FY23	FY24	FY25	FY26
July	28	1	10	17	16	13	18
August	27	3	10	15	14	7	19
September	7	2	4	5	6	13	21
October	23	5	8	22	8	20	26
November	18	3	9	9	4	7	17
December	26	3	10	20	6	9	26
January	22	5	6	33	32	28	13
February	22	2	9	24	13	23	
March	5	8	14	12	27	22	
April	0	7	9	7	23	36	
May	0	7	7	17	19	23	
June	0	9	9	15	13	26	
Totals	178	55	105	196	181	227	140

Assessing:

Most of the month was spent following up on Assessing inquiries and drafting a job description and ad for a deputy assessor. Applications were open until the end of January. We received no applications. I did receive one in person inquiry regarding the position. The individual works full time in the Assessing Department in Windham Maine. After discussing the size of Lincoln and the number of accounts we have, they emailed me they would not be applying for the position. Windham is not as big as Lincoln in area; they are similar in the amount of tax accounts. They have three people working full time in their department. They felt the size of the responsibilities in Lincoln were much too large for one person. The other factor was cross training in Code Enforcement. They had not desire to cross train in Code Enforcement. As discussed, I will be putting another ad out for a full-time Assessor without Code Enforcement listed. Most of my time was spent on Economic Development this month as we had EPA grant deadlines on the 28th. I submitted three, four-million-dollar brownfield grant applications on the 28th. We are also working on resubmitting the 3.7 million EDA grant for the Innovation Center under Public Works. If you remember, the Biomass program was defunded. EDA really likes our project, so they have recommended this pool of funding. With these grant applications completed my priority next month will be catching up on unassessed properties and map updates.

Economic Development:

The current grant-loan-remediation efforts at the mill are listed in the following chart.

Grant	Loan	Source	Status	Project Description
205,000		MDF	Received and closed	Environmental Studies
650,000		EPA	Received/closed	Environmental assessments
\$250,000	\$250,000	MDEP	Received/in process	Remediation Biofine parcel
\$366,250	\$366,250	MDEP	Received/ closed	Remediation of building 6&7
\$750,000		EPA	Received/in process	Remediation of Lagoons and waste water treatment plants
\$194,000 \$50,000	\$140,000	EMDC DECD	Received /in process	Remediation building #22
\$70,000		EMDC	Received/closed out/completed	Permitting of Asbestos containment site
\$15,000	\$15,000	EMDC	Received/in process	Scale Shack remediation
\$1,550,000 (\$500,000)	\$500,000	MDEP	submitted/and awarded a grant loan in a smaller amount	Construction of asbestos containment site
\$3,500,000		CDS	Received /Application has been processed/contract pending.	Utility and road upgrades Depot street entrance
\$5,000,000		EPA	Received/in process	Lot 3 Remediation
\$500,000		EPA	Approved in process	Community Wide Assessment
\$4,000,000		EPA	Submitted	Lot 3 West Remediation
\$4,000,000		EPA	Submitted	Lot 4 east Remediation
\$4,000,000		EPA	Submitted	Lot 4 West Remediation
\$400,000		EPA	Approved in process	Remainder of lot 2 remediation
4,500,000		CDS 2025	SEE NOTES	Utility and road upgrades Scale Road Entrance
4,000,000		CDS 2026	Submitted and preliminary approval received.	Utility and road upgrades Scale Road Entrance
	15,000,000	RDA	In process/approved	Waste water treatment plant
3,700,000		EDA	Drafting bids for infrastructure work	Innovation center
638,000		NBRC	Received/in process	Innovation Center
	\$500,000	MTI	This application was denied.	Gap funding innovation Center
	\$450,000	MDA	Submitted and approved	Gap funding innovation center
\$100,000		EPA	Received and work performed and	Planning Brownfield Remediation technical

			administered by EPA	assistance
250,000	200,000	DECD	Application was for 1,000,000. Received half for remediation of another portion of building 22	More cleanup of building 22

Economic Development Table notes;

1. We are currently working on the RFPs for the reconstruction of Depot Street and the water and sewer lines into the Innovation Center and Biofine.
2. We had submitted a second CDS request for 5.4 million for infrastructure improvements on Scale Road. We received preliminary approval for 4 million.
3. The 638,000 NBRC grant that was requested for construction of the Innovation Center has been on hold for 4 years now. The primary reason was \$638,000 would not be near enough to construct the facility. We are in process of applying to EDA for this. NBRC has approved our request to use this grant for furnishing the facility. We have been approved and given the go ahead to move forward with this.
4. Building 22 and the scale shack remediation efforts have begun.
5. The lagoons have been de-watered. The next step in this project is sludge removal.
6. We received a grant/loan for \$450,000 for continuing remediation of building 22.
- 7.3 EPA grants were submitted for \$4,000,000 each for different parcels on the mill site.

TIF Budget Report:

Below is the estimated TIF budget for the FY2026. The numbers below reflect the actual amounts committed. Expenditures in Events and in Recreation are typically high. Summer activities mostly occur in July-August and Loon Fest is also in July. This is anticipated and typical. The actual TIF budget for this year is \$580,832.01. The amount listed reflects donations to offset the Loon Festival, reserves from FY2025 that were moved into budget for items budgeted for FY2025 that the invoices came in FY2026, and grant reimbursements anticipated.

TIF-Rollins	Budget	Expended	Balance	% Budget	%Income received
Events	\$86,243.99	\$68,860.30	\$17,383.69	80%	50%
Economic Development	\$348,079.00	\$302,328.71	\$45,750.29	86%	
Communications	\$118,851.72	\$53,530.08	\$65,321.64	45%	
Director					
Debt Service	\$87,000.00	\$71,784.60	\$15,215.40	82%	
Utilities	\$14,000.00	\$8,754.90	\$5,245.10	63%	
Cemetery, Parks and Recreation	\$86,288.79	\$52,693.24	\$33,595.55	60%	
Totals Rollins	\$740,618.79	\$557,951.83	\$182,666.96	75%	
Reserve-dam	\$24,534.47	\$1,933.60	\$22,950.87	7%	
TIF Bangor Gas	\$64,644.08	\$32,322.04	\$32,322.04	50%	
TIF Lakeview Senior Housing	\$41,812.44	\$20,906.22	\$20,906.22	50%	

MONTHLY REPORT

DATE: January 30, 2026
TO: Dennis Bullen, Town Manager
FROM: Amanda R Woodard, Code Enforcement Officer #2187
RE: Monthly Report for January, 2026

Permit Type	Total
Building	15,200.00
Plumbing	8,845.00
Electrical	2,740.00
Street openings (Town Roads Only)	100.00
Home Occupation	120.00
Land Use (New Business)	3,250.00
Signs	60.00
Grand Total	30,315.00

Please see the chart above for Calendar Year 2025, which outlines all permit categories and the fees collected to date.

I have just returned to the office after being out on medical leave and am currently working under limited hours. During this time back, I have been getting things transitioned back into my name, reviewing all permit activity, and bringing each permit avenue up to date. I am also working on getting fully back on track with the Planning Board and ensuring all processes are running again.

I would like to thank Dennis Bullen for his assistance in helping me transition back into the office. His support in ensuring I had the necessary supplies and resources to resume my duties has been greatly appreciated.

MONTHLY REPORT

DATE: January 30, 2026
TO: Dennis Bullen, Town Manager
FROM: Amanda R Woodard, Code Enforcement Officer #2187
RE: Planning Board January, 2026

November 2025 Items voted on and Discussion

1. Final Subdivision Application Review: Tobin Brook Subdivision

Tax Map 68, Lot 1, Zones SD5 and RR2.

Elgin Turner was in attendance for both the Tobin Brook and Beaver Cove Subdivision final reviews. A motion was made by Tony Mourkas to approve the site plan review; seconded by Jamie Graham. The vote was 7–0 in favor.

2. Final Subdivision Application Review: Beaver Cove Subdivision

Tax Map 72, Lot 1, Zones SD5 and RR1.

Elgin Turner confirmed that all preliminary conditions had been met. A motion was made by Jamie Graham to approve the site plan review; seconded by Tony Mourkas. The vote was 7–0 in favor.

3. Discussion: Egg Pond Road Association Impact Fees for New Subdivisions

Christine Landis provided examples of impact fee ordinances as previously agreed. Fred Leisentrutt noted that impact fees are charges or assessments imposed by a town or municipality, and because Egg Pond Road is privately owned, the Town of Lincoln has no oversight. As Ms. Landis was unable to participate due to issues with the Zoom connection, the Board agreed to table the matter until the next meeting.

January 2026 Planning Board

In January 2026, the Board held a round-table discussion regarding the upcoming Food Sovereignty Ordinance. A public hearing on this ordinance is scheduled for February, followed by a Board vote. Once the Board has taken action, the ordinance will be brought before the Council in March for a public hearing and final vote.

MONTHLY REPORT

DATE: January 30, 2026
TO: Dennis Bullen, Interim Town Manager
FROM: Shawn Rogers, Events and Communications Director
RE: Monthly Report for January

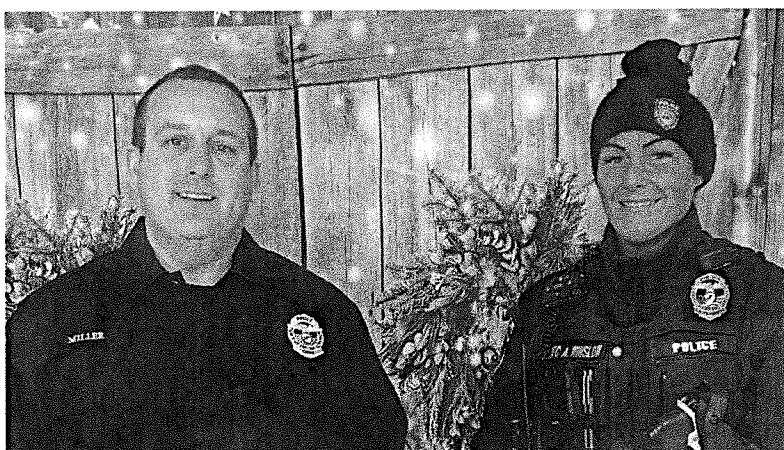
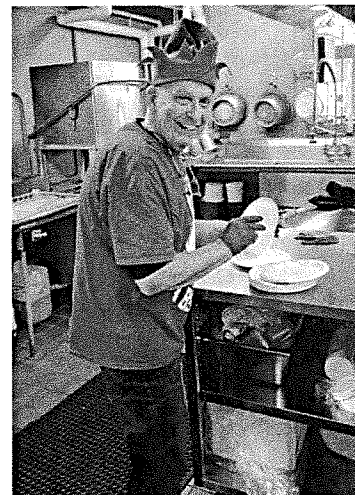
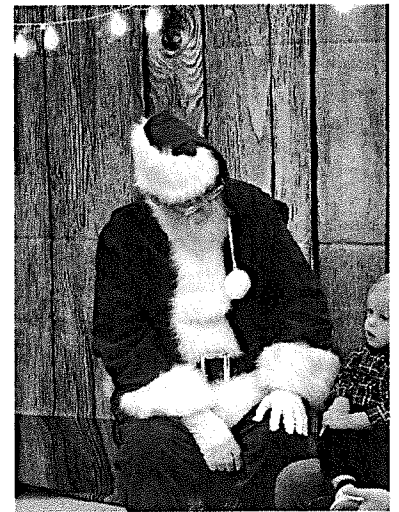
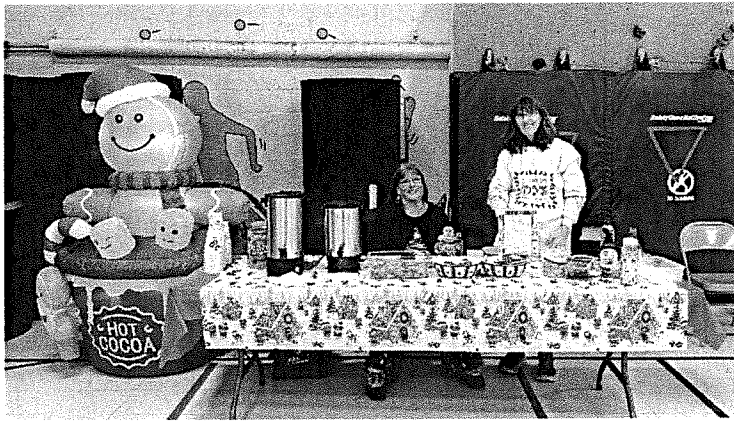
Events:

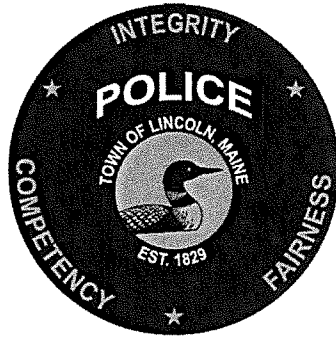
Loonfest planning is officially beginning. My hope is to make this year really big as not only will we be celebrating the town, but America's birthday as well. I have a few requests in for things that Lincoln hasn't seen in a while – more on that later.

In January, the town hosted the Northern Maine Ice Ovals (snowmobile races) on Mattanawcook, they will be back in town on February 14 as well. On February 21, the Brady Nickerson Foundation will be returning to Lincoln for the 7th Annual Brady Nickerson Foundation Fishing Derby. This event is held every year on the last Saturday of February Break. Coinciding with the derby, will the Chamber of Commerce's Chili and Chowder Cookoff. This will be from 12-2 at the Stewart Learning Center.


Communications:

Keep an eye out for some exciting things coming out soon!





P O L I C E M O N T H L Y R E P O R T

To: Dennis Bullen, Interim Town Manager
From: Lee Miller - Police Chief 
Date: January 30th, 2026
RE: Police Department Report for January 2026

Police Department Updates

Message from Chief Miller

I had a great opportunity to meet with four councilors who were able to come in, receive a tour of the facility, and spend time discussing our police operations and where I see the department heading in the future. During these meetings, I also shared and reviewed our annual end-of-year report with each of them.

For those councilors who have not yet had the opportunity to meet with me, I will be forwarding the report for your review as well. You can also find it on our website.

The annual report outlines our mission and provides an overview of the past year, including new hires, training, a summary of calls for service, grants applied for and awarded, community engagement efforts, injury reporting, use-of-force data, and reports from our detective and School Resource Officer.

Policies and Administrative

We are officially voted in to participate in the Maine Law Enforcement Accreditation Program (MLEAP).

This program consists of 164 standards that must be met to ensure best practices in law enforcement.



My goal is to have the department accredited by the end of 2026, and hopefully sooner. We received a \$5,000 grant to help launch this effort, and once accredited we will also see a 25% reduction in our law enforcement insurance costs—saving the department more than \$2,000 annually.

Working through all of the standards will take time, as it requires a thorough review of our operations and documentation to ensure we are policing in accordance with best practices. This process provides

Policies and Administrative Cont.

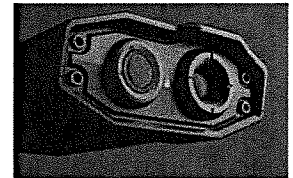
important checks and balances and helps strengthen the department overall.

In addition, I have been actively working on several policy updates and getting those out to staff to ensure everyone is operating under clear, current guidance.

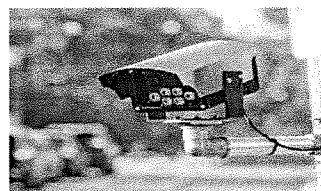
Grants

We are pleased to announce that the Lincoln Police Department has been awarded Congressional funding in the amount of **\$565,000** to enhance public safety through the use of License Plate Reader (LPR) technology.

This funding will allow us to deploy **multiple fixed LPR systems throughout town**, as well as **mobile LPR units in our patrol vehicles**. In addition, the grant includes funding for **mobile traffic safety trailers** equipped with LPR technology, message boards, and radar systems that collect traffic data.



Importantly, this funding covers **all hardware, licensing, and ongoing operational costs for the first five years**, placing no financial burden on local taxpayers. Several other communities in Maine were also awarded similar grants as part of this initiative.



LPR technology is a proven public safety tool. It assists law enforcement with **school safety, drug activity investigations, locating missing persons, active criminal investigations, and traffic crash analysis**, among many other uses. These tools help officers respond more effectively and efficiently while keeping our community safer.

Grants Cont.

We are fortunate to receive this funding, and its implementation will significantly strengthen our ability to reduce drug activity and enhance overall public safety in Lincoln.

We are waiting further on some Emergency Management Agency.

Trainings

We stayed busy this month with training across the department. Several of our newer officers completed certification on the Taser 7, along with baton and handcuffing training. We also conducted refresher training on radar and LIDAR to ensure continued proficiency in traffic enforcement.



Our two newest officers spent time at the indoor firearms range completing required qualifications prior to attending the academy. In addition, Officers Manna and Denlinger attended a one-day academy boot camp to better prepare them for the physical and academic demands they will face when they report to the Maine Criminal Justice Academy on February 2nd.



We're also proud to share that Officer Morales successfully became a certified Breath Testing Instructor through the Maine Criminal Justice Academy. This will be a great benefit to the department, as breath testing requires regular recertification and having an in-house instructor strengthens our training capabilities.

Trainings Cont.

Ongoing training—both in-house and specialized—is critical to building confident, capable officers and ensuring we continue to serve our community at the highest level.

Patrol and Detective Highlights

During the past month, officers responded to a number of traffic-related violations, including operating after suspension and improper plates. We also investigated several theft complaints reported throughout the community.

One notable incident involved a driver who failed to stop for officers, leading to a brief pursuit. The incident ended when the vehicle became stuck in a snowbank. Thankfully, no injuries were reported. The driver was taken into custody and charged with eluding law enforcement and Operating Under the Influence.

Our investigators continue to work diligently on a number of ongoing cases. Detective Jacobs is currently investigating a fatal overdose, with a focus on identifying the source of the drugs involved. Several additional investigations remain active as we continue working to keep our community safe.

Community Outreach

We've added a new feedback section to our website where community members can submit compliments or complaints. Any complaint received through this form will be handled the same way as any other complaint we receive. This is simply another way for us to be accountable and accessible to the public we serve.

This month, we were proud to assist with the warming shelter at the library by providing personnel to help ensure a safe and welcoming space for those in need.

Staffing

We are excited to welcome our newest officer to the Lincoln Police Department. On January 20th, Officer Dylan Denlinger officially joined our team and was sworn in this week alongside Officer Manna.

Officer Denlinger comes to us from the Old Town Police Department and will be attending the police academy next week with Officer Manna. Born and raised in Pennsylvania, Officer Denlinger moved to Maine to attend Husson University, where he graduated in 2025 with a Bachelor's degree in Conservation Law and a minor in Biology. He currently resides in Burlington with his family.

A lifelong outdoor enthusiast, Officer Denlinger enjoys hunting, fishing, and taking advantage of everything Maine has to offer. He has aspired to become a police officer since childhood, motivated by a strong desire to serve others, make a difference, and give back to the community.



We are proud to officially swear in Officer Denlinger and welcome him to the Lincoln Police Department. We wish both Officer Denlinger and Officer Manna the best of luck as they begin the academy and take the next step in their law enforcement careers.



LD Bills, New Laws and Case Law

Red Flag Law Update (Effective Late February)

As discussed last month, Maine's voter-approved Red Flag Law will go into effect near the end of February. This law allows certain individuals to petition the court directly for an Extreme Risk Protection Order. It is important to note that this does not replace Maine's existing Yellow Flag process, which law enforcement has been successfully using for several years.

From both an officer safety and public safety standpoint, the Yellow Flag process remains the preferred approach. It requires law enforcement involvement from the outset, includes a professional mental health evaluation, and allows officers to assess risk, de-escalate situations, and manage safety concerns before any firearms are removed.

Under the Red Flag Law, orders may be issued without initial law enforcement or clinical involvement, which can create more unpredictable and potentially

dangerous situations when officers are later tasked with serving those orders.

In preparation for the law taking effect, there will be upcoming training sessions to review how the Red Flag Law works and how it will be implemented. Department policy will also be reviewed and updated prior to the law going into effect.

We continue to encourage community members to bring concerns directly to the police department whenever possible so they can be addressed through the Yellow Flag process, which has proven to be the safest and most effective option for officers, individuals in crisis, and the public.

Monthly Stats: Law Incidents: 303, Traffic Stops: 91, Total Criminal Violations: 12 – As of January 30th

DATE: January 30, 2026
TO: Town Manager
FROM: Les Brown Fire-EMS Chief
RE: January 2026 Monthly Report

We took delivery of our new ambulance. It takes a while to have radios, mounts for all the equipment installed but we are 95% there. Eight sets of our gear have been delivered. The crews have been busy, falls and lift assists calls have become a lot more regular in the past few weeks. Captain Goslin and firefighter Zboray are in their last semester of paramedic school. We have two students starting basic school. Also, we have firefighter Freier in the last clinicals to complete the advanced class.

We have done our daily, weekly, and monthly training for the month. We have also spent a lot of time with the new UTV and rescue tools. Ems classes mentioned above never ends.

Vacations, floaters, and employees taking classes, has been our overtime this month. Grants for training are being used.

[illegible]

MONTHLY REPORT

DATE: January 30, 2025
TO: Dennis Bullen, Town Manager
FROM: Dennis Bullen, Public Works Director
RE: January FY26

ACTIVITIES:

The month of January was a difficult month as far as weather goes. Very few days did the daytime temperature rise above freezing, while a large percentage of nighttime temps were near or below zero. Deep freeze conditions prevail. This difficult on men and machines alike.

Snow clearing and removal can nearly sum up the entire month. Lincoln experienced 9 separate snow events, mostly in the 2–5-inch accumulation range. The 9 deployments made covered 16 days and included a 25 hour stretch and a grueling 38-hour grind near the end of the month. Deployments thus far have totaled 27. This is equal to the total for the entire season of FY24. If this pace continues, we may eclipse last years' total of 43, a 6-year high. Needless to say, the men are wishing for a short reprieve. The extended forecast at the time of this report is unclear, with the chance of another buster next week.

Snow fighting materials usage was what could be expected for a month of this nature. Less sand and salt were used compared to last month, this mainly due to the nature of the storms. Completely frozen precipitation typically equals less salt and sand. Still, the amount of snow required the use of 1523 yards of sand. This is in the normal year to year monthly range. 239 tons of salt were used, this also in the average monthly usage totals.

A significant amount of snow has been hauled off of our streets so far this season. 6 days will be spent by months end. However, the totals will not be available to be included in this months' report.

Very little else occurred this month. It is safe to say the winter weather that we work so hard to prepare for consumed the entire month.

This month, the department experienced very little in the way of mechanical failures. We did, however, experience multiple equipment freeze ups. Truck #6 dump and sander controls froze multiple times. This is an easy fix, but one that becomes tedious to rectify. The sander in Truck #8 froze up as well as the cargo of salt it contained froze to the point the sander was inoperable. The resident mechanic has started, one at a time, to bring the trucks in for mid-season inspection. This is done in an effort to catch any developing problems and make corrections or repairs before they may become large or major ones. This practice has served us well. All PM was performed and records of same are kept at the facility.

M O N T H L Y R E P O R T

DATE: January 31, 2025
TO: Town Manager
FROM: Ivan Cox, Transfer Station Supervisor
RE: JANUARY, FY2026

ACTIVITIES:

The month of January brought plenty of snow and below normal temperatures. Despite the lull in traffic due to the weather, snow removal had consumed many hours of the day, the crew handled this task well and continued basic operation for the month. Snow removal, salt and sanding became a priority for January, keeping patron safety first and foremost!

Recycling totals had slight effects from the lesser traffic. While cardboard was reduced to 17 bales from a monthly average of 21, we completed an additional newspaper bale and one of #2 opaque plastic as well.

We only had two opportunities to use the burn pit this month due to lack of material waste and snowfall. The area is still accessible for use as needed there has been little to no accumulation of brush or compost for this month.

We shipped a load of cardboard consisting of 46 bales. The separation of corrugated and single strand cardboard hasn't decreased the volume at this point.

Treeline collected 250 gallons of waste oil from storage in the warehouse making additional drop off space for our residents.

This month we have transported 12 trips to juniper ridge SMW decreased from previous month of December with a total of 265.38 tons

The colder temps have effects on exterior equipment, we await a repair on the backhoe and once again begun use of the oil heater on the cardboard baler for smoother operation. It will be a certain pleasure once warmer weather arrives, below zero temps are difficult for plant operations.

The bobcat continues to prove its worth picking up the slack in the meantime.

All normal PM were performed and records are kept at the Facility

Materials Shipped:

The following table is a running tally of materials that left the facility this month. This table also reflects a running total for the Fiscal Year.

Materials Shipped

Materials	MTD	FYTD	Comments
Cardboard	46 Bales	128 Bales	1000lbs. per bale
Newsprint			1700lbs. per bale
Plastic #2			700lbs. per bale
SOW			780lbs. per bale
Light Iron & Tin	2 Loads	10 Loads	Tons vary per load
Glass			
Ash		8 Tons	12-15 tons per load
Waste Oil		1,400 Gal	Gallons shipped
E-Waste *	3600 LB	12,700 LB	LB. of items shipped
Equipment Tires			Tons of items shipped
Freon Removal	32 Units	235 Units	# Of units
Fluorescent Bulbs Mixed		437 Bulbs	# Veolia for recycling
4ft Bulbs		240 Bulbs	# Veolia for recycling
8ft Bulbs		25 Bulbs	# Veolia for recycling

M O N T H L Y R E P O R T

DATE: January 30, 2026
TO: Dennis Bullen, Interim Town Manager
FROM: Brendan Crocker, Cemetery, Parks and Recreation Director
RE: January 2026

ACTIVITIES:

The month of January a basketball and cheering centric month. The month was spent coordinating many different practice schedules for all the teams, getting teams signed up for postseason tournaments and the wrap up of the EMBL season. Cheering participated in almost all of the home games for the final month of the EMBL regular season which added another great dynamic to the atmosphere of the games. They continue to practice for a postseason competition and participation at the Lincoln Invitational Tournament in March. All three of our EMBL teams made the playoffs. The 5/6 grade girls team entered the postseason as the #6 seed and played at the #3 seed Windjammer team which is located in Lincolnville area of the state. They lost a tough 6-point game by a score of 37-31. The 7/8 grade boys team entered postseason play as the #3 seed and hosted a home playoff game at Mattanawcook Junior High against #6 seed Hampden. This was a very tight game that went down to the wire. The Lincoln team had control of the game most of the second half but ultimately lost in the final couple minutes by a score of 44-40. The lone Lincoln team that won a playoff game was the 7/8 grade girls team who entered the postseason as the #6 seed and played on the road at #3 Hermon where they pulled the upset by a score of 39-32. They moved onto the second round games which were played at a central location of Brewer High School against the #2 seed Bangor team. The playoff run ended in this round by a score of 46-16. Overall this was a very successful season for all three teams both with the success of the teams and the overall growth of the players on the court.

The finishing up of the EMBL season was the main topic of the month but we did have a few miscellaneous items through out the month of January. These include the state inspection of our 2018 Dodge single cab truck, football equipment inventory was finished, went to bid on the mowing of town properties and continued the planning of the Lincoln Invitational Tournament which included setting the dates, getting sponsorship requests out to many area businesses and

securing the gyms at Mattanawcook Academy and Mattanawcook Junior High for the games to be played there.

BUDGET:

The FY26 budget is still in good shape as we move into the slow part of the budget season. Very little spending was spent this month other than payments to referees for EMBL games and the tournament registrations for our 3/4 & 5/6 grade girls travel teams. Right now, we have three lines that are overspent and that is the advertising/recruitment, safety line & equipment maintenance, everything else is in good standing at this time.

M O N T H L Y R E P O R T

DATE: JANUARY 28TH, 2026

TO: Dennis Bullen Interim Town Manager

FROM: Lauren A. Hakala- Library Director

RE: Monthly Report January for February 2026.

Library Activities:

The Children's Area: Toward the end of the Month Region 3 Early Childhood Students filled the children's room with a variety of movement and tactile items to involve many children at once. The Biggest Snowman Ever by Steven Kroll was enjoyed by all. The next Region 3 Day is February 24th. The painting is nearly finished, and shifting of all those books is coming to an end. We have a collection to be proud of, and the colorful books really show up on our newly painted shelves. Lorna continues to provide a nice story time, and lovely keepsake crafts for the season.

Our Programs and Library Activities: Cathy has posted a really nice year in review video. We have received some nice feedback around this video. January is also the time of planning all our programs. We continue to give back to the community, and are looking at nice weather projects, while planning *Love your Library Teas*, a *Stuffy Sleep Over*, and planning our *Gardens* need full attention. We are looking ahead to the *Summer Reading Program* and the *Friend's Book Sale* that will be here before we know it.

Ways People have contributed this season: We fully staffed two warming overnights at the library during negative degree temperatures. No one crossed the threshold besides town staff members, so we are assuming that everyone had a place in out of the cold. We will continue to provide snack bags for those who need at the library. It takes some hefty snacks to keep warm this time of the year.

Programs and Events:

For **Paton Choice Program:** The Friends are looking for Garden Committee Members to start planning the Library Gardens. Bonnie Dickinson has brought us her arts and crafts; Teaching us the Afghan stitch, next class is Feb 5th @ 2:30-4.

Book Club: Lorna's Book Club for February is God of the Woods, by Liz Moore.

Homestead Forum News: Garden Planning is upon us and our Webinar Bundle Event was so informative. We photocopied the information and resources for all who were interested. The February 2:4 of The Seed Bundle Series is February 10th; A "seed library" is in our future. Tuesdays in-between is designated for discussion, planning and sharing.

Yarn Society News: Patrons are working on their own project. Patrons report that what's "on their needles" is growing into nearly finished projects. Knitting and Crochet help is on the way.

Technology: We have a new volunteer coming toward us to pick up the Tech Torch, that Ben and Partick began for the past couple of years; helping our local patrons with tech support on their own electronic devices. Mary's next session is scheduled for Saturday February 14th 8:30-11:45 because we are open 8-12; Please come sign up at the front desk for a half hour or more if necessary and we have open spaces.

Friends of the Lincoln Memorial Library: In February the Friends are working on an "ongoing book sale". Our *Love Your Library Tea* is being scheduled for Feb 19th at 3pm. The Summer Book and Art Sale is now picking up planning momentum.

The Advisory Committee: The Patron Use Policy and the Internet Policy was committee approved. The Building Use and Policy and Collection Development Policy took no time to discuss and is almost ready for approval. Before long we will be reviewing the Mission/Vision Statements. The next agenda item is a budget review of FY26, leading us into FY 27.

Personnel: Staff's creativity, ingenuity and stellar practicality are essential for program development! We are looking ahead and planning for a very active spring and summer. We work well together, just look on our Facebook page for Cathy's year in review video. This is proof in the pudding that we had a good and busy year because she reports that she did not add all we have done, just the highlights.

Equipment and Décor: *Love Your Library* is the Décor of the Month. On your way through town, come and write why you love your library on a colored heart for us to display all month long.

The estimates on our library doors have come in: 2 out of 3 doors are a safety concern. The doors, and the second part of the wireless antenna are all part of our security system that is top priority in the later part of FY 26 and FY27. As Tyler, travels with his paintbrush through the Children's Area, we will have the task of shifting books to keep up with him. In our future projects preview, the stained sections of our rugs will be removed and replaced with a floor covering that works with our high traffic areas. FY 27 I was told to put in our capital plan a sprinkler system that is appropriate for a Library, much research is needed to accomplish this big ticket item.

Training: When Maine State Library reinstates the credentialing; we too can resume.

Statistics and Finances: FY 26 Budget: After the Budgetary Review I will be presenting our considerations to the Advisory Committee in February for FY27. We are getting ready in March to compile our annual statistics for our MSL report due April 1, 2026. We will then report on those yearly statistics. All informs our decision making in FY 27.

Respectfully Submitted, Lauren A Hakala- Library Director.

TOWN COUNCIL

YR: 26 MO: 2 ITEM # 807b

AGENDA REQUEST

* Please note Public Notices need a 7–14-day advance notice in the paper depending on subject.

Council Meeting Date: February 9, 2026

Today's Date: January 16, 2026

Department: Town Clerk

Department #: 0101

Request:**Public Hearing-** Renewal State Liquor License Application- Gillmor's Restaurant (0101)

Open a public hearing for the purpose of hearing oral and written comments on the proposed renewal state liquor license application for Gillmor's Restaurant.

Approve Renewal State Liquor License Application- Gillmor's Restaurant (0101)

Approve the renewal state liquor license application submitted by Gillmor's Restaurant.

Action Needed From Council: Conduct a public hearing and approve renewal application

Is This Item Budgeted:

Was This A Bid Process:

Lowest Bid:

Is Public Hearing Required: February 9, 2026

If So What Dates:



Application Copy

File Number: 120655

Job Type: Renewal Application

LICENSE #

CARL-24-107690

APPLICATION DATE RECEIVED

2026-01-02

LICENSE TYPE

On-Premises: Beer, Wine & Spirits

LICENSEE

THERIAULT OPERATIONS, LLC

AGENT NAME

EFFECTIVE DATE

2025-02-01

EXPIRES

2026-01-31

STATUS

Active

PREMISES NAME

GILLMOR'S RESTAURANT

NEW SECONDARY LICENSE(S)

None selected

PREMISES TYPE

Class A Restaurant/Lounge

PREMISES NAME

GILLMOR'S RESTAURANT

OPERATOR

THERIAULT OPERATIONS, LLC

PHYSICAL ADDRESS

236 W BROADWAY LINCOLN ME 04457-4006

MAILING ADDRESS

236 W BROADWAY LINCOLN ME 04457-4006

CONTACT NAME

KORTNEY A THERIAULT

PREFERRED CONTACT METHOD

Email

CONTACT PHONE
(207) 794-6565

ALTERNATE PHONE

FAX

EMAIL

kaikentheriault@hotmail.com

QUESTIONS

On-Premises: Beer, Wine & Spirit

1. Is your business (including any DBA) registered and in good standing with the Maine Secretary of State?

Answer "No" if you are a Sole Proprietor.

Yes

20251834DC

2. Does the licensee or applicant(s) have any interest in any other Maine Liquor License?

No

3. Is the applicant/licensee an individual, partnership, or association?
(Not a corporation or LLC)

No

4. Are all licensees/applicants residents of the State of Maine?

Yes

5. Is your license for a club with a membership?

No

6. Is your license application for Vessel Corporation?

No

7. Do you have a valid and current health license issued by Maine Department of Health and Human Services OR the Department of Agriculture?

Yes

(document uploaded)

8. Do you have a license from the Office of the State Fire Marshal?
Contact (207) 626-3870 to determine whether licensure is necessary.
No
9. Will any law enforcement officer directly benefit financially from this license, if issued?
No
- 10 Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.
No
- 11 Is the licensee/applicant(s) directly or indirectly giving aid or assistance in the form of money, property, credit, or financial assistance of any sort, to any person or business entity holding a liquor license granted by the State of Maine?
No
- 12 What is the full name and date of birth of the person managing this premises?
Kortney Jean Aiken 07/05/19675
- 13 Has any of the listed applicants, an immediate family member of an applicant, or an employed manager been denied a liquor license or had a liquor license revoked within the last 5 years?
No
- 14 Is any of the listed applicants the spouse, father, mother, child or other immediate family member of a person whose liquor license has been revoked or denied in the last 6 months?
No

15 Has any licensee/applicant or employed manager ever been convicted of any violation of the liquor laws in Maine or any State of the United States within the last 5 years?

No

16 Has the licensee/applicant(s) or manager ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States?

No

17 Does the licensee/applicant have any arrangement such as a lease where rent is based on sales, an agreement where another party receives a portion of the revenue or profits from the business, or a right to acquire an ownership interest in the business?

No

18 At which address are your business records located?

236 West Broadway, Lincoln, ME 04457

19 What will be your business hours? Please indicate each day's open and close times.

Mon - Closed

Tuesday thru Saturday 11:00 am to 8:00 pm

Sunday 11 am to 7 pm

20 Please provide the name and distance from the premises to the nearest school, school dormitory and place of place of worship, measured from the main entrance of the premises to the main entrance of the school, school dormitory and place of worship by the ordinary course of travel.

2 miles Approximately- Church

21 Is your application for a Hotel or Bed & Breakfast?

No

22 What is the gross food income for the licensure period that will end on the expiration date?

892,000.00

23 What is the gross income from beer, wine, and spirits for the licensing period ending on the expiration date?

162,000.00

24 Do you have a food menu?

Yes

(document uploaded)

25 How many seats do you have? Include indoor and outdoor seating.

178

26 How many bathrooms do you have available to the public?

2

27 Do you currently have any advertising or sponsorship agreements with a wholesale licensee or certificate of approval holder (including agreements for signage, naming rights, event sponsorships or branded areas)?

No

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Premises Floor Plan	Restaurant Diagram.jpg	
Supplemental Ownership Form	Ownership Form.jpg	
Food Menu	Gillmors 008-673617 6240804 Takeout Menu 3.2025.pdf	
Maine Health or Agriculture License	Health License.jpg	

APPLICANT

THERIAULT OPERATIONS, LLC

DECLARATION

- ☒ I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Signature Pizzas

SOME OF OUR FAVORITES!

16-INCH 21 12-INCH 15

GIL MAC

hamburger, 1000 Island, pizza sauce, mozzarella, American cheese, pickles & onions topped with crisp lettuce

PRIMAVERA

Grilled zucchini & summer squash, tomato, green pepper, onions & creamy Alfredo sauce

MEAT LOVERS

Sausage, bacon, ham & pepperoni

MASHED POTATO

Mashed potato, onion, cheddar & bacon

VEGGIE

Mushroom, onion, green peppers, tomato & black olives

HAWAIIAN

Ham & pineapple

BUFFALO CHICKEN
Buffalo chicken tenders, bleu cheese crumbles, mozzarella cheese and bleu cheese dressing for dipping

BBQ CHICKEN
White meat chicken, BBQ sauce, cheddar & mozzarella

Build Your Own Pizza

CHEESE

16-INCH 14 - 12-INCH 10

VEGGIE TOPPINGS

16-INCH 2 - 12-INCH 1.50

Black Olives, Broccoli, Garlic, Green Peppers, Mushrooms, Onions, Pineapple, Tomatoes, Pickles, Extra Cheese

MEAT TOPPINGS

16-INCH 2.75 - 12-INCH 2.25

Ham, Bacon, Grilled Chicken, Hamburger, Pepperoni, Meatballs, Sausage

Beverages

*Indicates free refills

COFFEE BY DESIGN* PORTLAND, ME

ICED TEA* (FRESHLY BREWED)

LEMONADE* | HOT TEA* | HOT CHOCOLATE

JUICE: Apple, Orange & Cranberry

SOFT DRINKS* Pepsi, Diet Pepsi, Mt. Dew, Diet Mt. Dew, Ginger Ale, Starry, Dr. Pepper, Root Beer, Orange Crush, Fruit Punch

(Prices subject to change.)

*Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

Sandwiches & Wraps

All sandwiches served with French fries.

BUILD A BURGER*

Our signature burger char-grilled - you pick the items you want to add! 15

PORTABELLA BURGER

Oven roasted portabella mushroom with house dressing, mozzarella cheese and tomato. A great vegetarian option 13

PUB BURGER *

1/4 lb. with bacon & cheddar on an English muffin with pub sauce 11

REUBEN

Shaved corned beef, pickled cabbage, 1000 Island dressing & Swiss cheese on rye bread 15

GILLMOR CLUB

Three slices of bread, ham or white meat turkey, bacon, lettuce, tomato & mayo 14

TURKEY BURGER

Thick and juicy char-grilled turkey burger with lettuce and tomato 13

LOBSTER ROLL

A freshly grilled brochette roll stuffed with lobster meat, mayo and lettuce. Market Price

PULLED PORK

SANDWICH

Tender pulled pork in BBQ sauce served with fries 13

BLAZIN'

BUFFALO WRAP

Boneless Buffalo chicken tenders, lettuce, tomato & your choice of ranch or bleu cheese dressing in a wrap 13

STEAK & CHEESE*

Thinly sliced steak, your choice of cheese & topped with caramelized onions 15
Add Sautéed Green Peppers or Mushrooms +75¢ ea.

HOUSE MADE CHICKEN

CRANBERRY SALAD

Chicken salad with cranberries, lettuce & tomato on ciabatta 13

CHICKEN CAESAR WRAP

Grilled chicken, lettuce, tomato, croutons, shaved Parmesan cheese and Caesar dressing 13

DAN'S DOGS

Two classic Red Maine hotdogs, have them your way 11

FRIED HADDUCK

Deep fried haddock, cheese & tartar sauce 14

Desserts

MOLTON LAVA CAKE

BROWNIE SUNDAE

STRAWBERRY SHORT CAKE

NEW YORK SUPREME CHEESECAKE

BLUEBERRY COBBLER CHEESECAKE

ITALIAN LEMON CAKE

GOURMET CARROT CAKE

*Come for the Lakes,
Stay for the Steaks!*

GILLMOR'S
Beef'n'Alie

LINCOLN, ME

TAKENOUT MENU

236 W BROADWAY | LINCOLN, ME 04457

207.794.6565

GILLMORS.COM

FOLLOW US ON FACEBOOK!

(Prices subject to change.)

Appetizers

SWEET CHILI MEATBALLS
Fried Italian meatballs tossed in sweet chili sauce 9

HAND BATTERED MUSHROOMS
Fresh button mushrooms, hand breaded and deep fried to a golden brown. Served with your choice of dipping sauce 9

MOZZARELLA STICKS
Deep fried to a golden brown & served with marinara sauce 10

CHEESY BREADSTICKS
Hand stretched dough, garlic butter & mozzarella cheese baked to a golden brown & served with marinara sauce 10

GILLMOR'S SAMPLER
Mozzarella Sticks, Buffalo Boneless Wings & Spinach & Artichoke Dip - Our 3 most popular appetizers on one plate! (No subs) 15

JALAPEÑO POPPERS
Jalapenos stuffed with cream cheese, breaded and fried. Served with ranch dressing 9

PULLED PORK SLIDERS
Three BBQ pulled pork sliders 10

OUR FAMOUS ONELESS WINGS
uffalo, Sweet Chili or plain. Add your own sauce.

1/2 lb. Snack Platter 12
1 lb. Dinner Platter 17

DEEP FRIED GARLIC OIL PICKLES
customer favorite! 10

UMBO WINGS
and battered jumbo wings large (12) 18 | Small (6) 12

PINACH & ARTICHOKE DIP
heesy spinach & artichoke dip served warm with tortilla chips 10

GILLMOR'S IRISH NACHOS
affle cut French fries, Sam Adams beer cheese sauce,umbled bacon, jalapeños,reen onions, salsa and our cream 15

ADDITIONAL NACHOS
rtilla chips topped with icken or beef, dicedmatatoes, jalapeños,reen onions, black olives,also and sour cream 15

Entrees

DOUBLE ROASTED CHICKEN
All natural, antibiotic free 1/2 chicken, marinated for flavor, seasoned & oven baked. Served with 2 regular sides 25
Subject to availability

BONELESS WING DINNER
Our famous boneless wings served with 2 regular sides 15

CHICKEN AND "WAFFLES"
Waffle cut fries, maple smokehouse seasoning, our boneless wings, Mike's Hot Honey drizzle and green onions 15

CHICKEN PARMESAN
Italian breaded chicken with marinara sauce and shaved parmesan cheese served over linguini with a garlic breadstick and a side salad 18 | Side Caesar +1

CREAMY CHICKEN ALFREDO
Freshly grilled chicken breast with hand-crafted signature alfredo sauce served with a garlic breadstick and a side salad 20 | Add Broccoli +99¢ | Side Caesar +1

Soup & Salad

TUSCAN CAESAR SALAD
Romaine lettuce, homemade croutons, shaved Parmesan all tossed in our creamy Tuscan Caesar dressing 11

CHEF SALAD
Topped with your choice of turkey or ham, on our garden salad with more vegetables, hard-boiled egg and diced American & provolone cheese 16

GARDEN SALAD
Romaine lettuce, tomatoes, cukes shredded carrots & onion 7

APPLE DRESSED SALAD
Romaine, cranberries, blue cheese crumbles, sliced almonds & your choice of char-grilled chicken, chicken cranberry salad or turkey breast all dressed up with an apple vinaigrette 17

***Salad Add On's: Chicken Cranberry Salad, Deep Fried Chicken Tenders or Char-Grilled Chicken +6 Salmon +9 • Broiled Shrimp +7**

FARMER'S SALAD
Grilled zucchini, summer squash, homemade croutons, romaine, cucumber, tomatoes & shaved Parmesan cheese. Tossed in our signature house dressing 13

HADDOCK CHOWDER
Haddock, cream, potatoes & onions seasoned just right 9

LOBSTER STEW
Lobster, cream & butter - as simple as that! Market Price

FRENCH ONION SOUP
Rich stock, caramelized onions, homemade croutons & melted cheese 7
Complement your Soup with a Grilled Cheese +4

DRESSING: House Italian, French, Blue Cheese, 1000 Island, Honey Mustard, Ranch, Fat-Free Raspberry Vinaigrette, Apple Vinaigrette

Seafood

FRIED SEAFOOD DINNER
Any hand-battered fried seafood item served with fries & coleslaw - Market Price
Whole Belly Clams
Haddock | Shrimp | Scallops

FRIED SEAFOOD COMBO
Your choice of 2 hand-battered items served with fries and coleslaw - Market Price
Whole Belly Clams
Haddock | Shrimp | Scallops

SEAFOOD PLATTER
A pile of Clams, Scallops, Haddock, and Shrimp. Served with fries and coleslaw - Market Price

LOBSTER ALFREDO
This is a real treat! Lobster meat sautéed in garlic butter tossed with pasta in our creamy Alfredo sauce. Served with a salad & garlic bread stick - Market Price

BAKED HADDOCK
Haddock with buttered crumbs and baked to a golden brown and served with two sides 19

HONEY LEMON SEARED SALMON
8 oz. Atlantic salmon, pan seared, drizzled with a lemon-honey-dijon sauce. Served with 2 regular sides 22

COUNTY LOBSTER
The best of Aroostook County & the Coast of Maine! A baked potato loaded with lobster meat, seafood stuffing and lobster sauce. Served with a side salad - Market Price

DOWN EAST POTATO BOAT
Baked potato stuffed with haddock, seafood stuffing, mozzarella cheese & topped with our lobster sauce. Served with a side salad 19

BAKED STUFFED HADDOCK
Hand crafted signature baked dish topped with our lobster sauce and stuffed with seafood stuffing 23

On the Side

REGULAR SIDES

FRENCH FRIES 5
MASHED OR BAKED 4
RICE PILAF 3
CHEF'S VEGETABLE 3
COLESLAW 3
COTTAGE CHEESE 3
APPLE SAUCE 3

SIGNATURE SIDES

(up charge may apply)
SIDE SALAD 5
SIDE CAESAR 6
ONION RINGS 6
SWEET POTATO FRIES 6
WAFFLE CUT FRIES 6
ONION RING / FRY COMBO 7
ONION RING / SWEET POTATO FRIES COMBO 8

State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

EST ID: 10403

EATING PLACE TIER 3 160 Seats (in) 18 Seats (out)

EXPIRES: 02/01/2022

GILLMORS RESTAURANT
236 W BROADWAY
LINCOLN ME 04457

FEE: \$300.00

ATTN: KORTNEY THERIAULT
THERIAULT OPERATIONS LLC
GILLMORS RESTAURANT
236 W BROADWAY
LINCOLN ME 04457



Janet L. Hennessey

Commissioner

NON-TRANSFERABLE

Employers must establish a written smoking policy that prohibits smoking in any business vehicles used for work, and in outdoor areas where employees perform services under the tent. Smoking in workplaces shall only be permitted outdoors. Employers shall only permit employees to smoke outside within a Designated Smoking Area that is at least 20 feet away from the building and designed in a way to prevent smoke from escaping back into a workplace, public place or other area where smoking is prohibited.

Eating Establishments shall prohibit smoking in outdoor eating areas and all enclosed areas. Smoking includes the use of electronic smoking devices, whether or not they contain nicotine.

Tobacco Retailers are required to card all persons 30 years of age or younger by photograph and the card must contain the person's date of birth. Tobacco products may not be sold to any person under the age of 18 years of age on or before July 1, 2018. Tobacco products include cigarettes, cigars, a hookah, pipe tobacco, chewing tobacco, snuff or snus, electronic cigarettes or any component or accessory used in the consumption of a tobacco product, such as filter tips, e-liquids used in electronic smoking devices, whether or not they contain nicotine.

For free guidance regarding Maine's retail tobacco and workplace smoking laws, please contact the Tobacco and Substance Use Prevention and Control program at tsup.dhhs@maine.gov.



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Supplemental Ownership Form

28-A M.R.S. §651

All Questions Must Be Answered Completely.

1. Legal name of applicant: <i>Therault Operations, LLC</i>	2. Date of incorporation/registration: <i>10/20/23</i>	3. State of incorporation: <i>Maine</i>
--	---	--

List the following information for officers, directors, owners equal to or over 10%, and persons with indirect financial interest in the applicant.

Name	Date of Birth	Phone or E-mail	Address	Title	Ownership Stake (%)
Kortney Aiken Therault	7/5/75	207-290-1975	275 Davis Rd. Enfield, ME 04493	Manager/owner	50%
Peter Therault	7/5/72	207-290-4997	275 Davis Road Enfield, ME 04493	OWNER	50%

BABLO/102 12/2024

GIL MAC

White meat chicken, BBQ sauce
Mushroom, onion, green
peppers, tomato & black olivesMushroom, onion, green
peppers, tomato & black olives**Bureau of Alcoholic Beverages and Lottery Operations****Division of Liquor Licensing & Enforcement**

8 State House Station, Augusta, ME 04333-0008 (Regular Mail)

10 Water Street, Hallowell, ME 04347 (Overnight Mail)

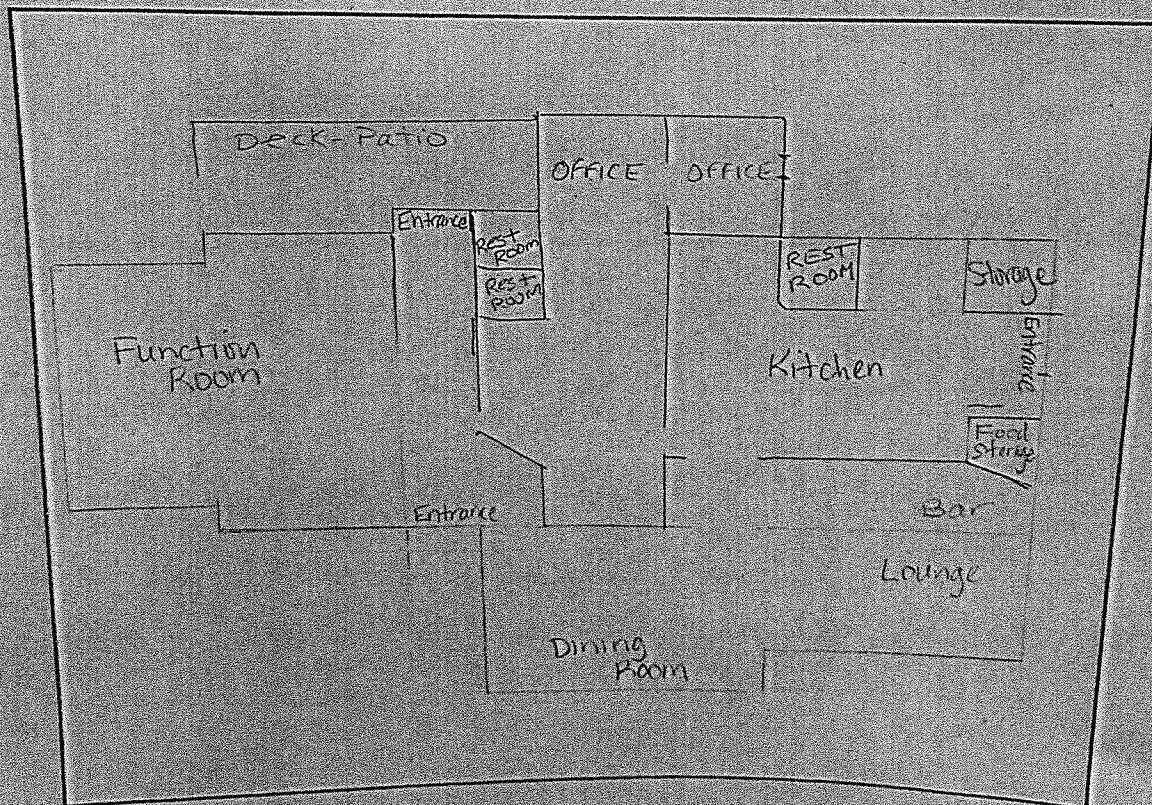
Tel: (207) 624-7220 Fax: (207) 287-3434

Email Inquiries: MaineLiquor@maine.gov**ON PREMISE DIAGRAM**

(Facility Drawing/ Floor Plan)

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 with the following: • Entrances • Office area • Kitchen • Storage Areas • Dining Rooms • Lounges • Function Rooms • Restrooms • Decks • All Inside and Outside areas that you are requesting approval.



On Premise Diagram Rev. 8/2018 Replace 8/2016 Page 1 of 1

[illegible]

TOWN COUNCIL

YR: 26 MO: 2 ITEM # 9a+b

AGENDA REQUEST

* Please note Public Notices need a 7-14-day advance notice in the paper depending on subject.

Council Meeting Date: February 9, 2026

Today's Date: January 27, 2026

Department: Town Clerk

Department #: 0101

Request:**Public Hearing- New Special Amusement Permit Application- 49 Maine (0101)**

Open a public hearing for the purpose of hearing oral and written comments on the proposed new Special Amusement permit application for 49 Maine.

New Special Amusement Permit- 49 Maine (0101)

Approve the new special amusement permit application submitted by 49 Maine.

Action Needed From Council: Hold a public hearing and approve permit

Is This Item Budgeted:

Was This A Bid Process:

Lowest Bid:

Is Public Hearing Required: Yes

If So What Dates: February 9, 2026

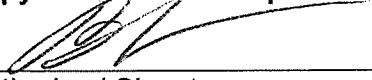
Date: Jan 22, 2026 Business: 49 Maine
 Name of Applicant: Brad Libby
 Resident Address: 42 Main Street, Lincoln, ME 04457
 Business Name: 49 Maine
 Business Location: 49 Main Street
 Mailing Address: ~~60950~~ 42 Main Street Lincoln ME 04457
 Contact Person: Jeremy Priest
 Telephone Number: 207-659-8778
 If Incorporated, Name of Registered Agent: S Corp. 39-2146389
 Registered Agent's address: _____
 Does someone other than the applicant own the property? _____ Yes ☒ No
 If yes, list name and last known address of property owner: _____

Describe in detail the kind and nature of entertainment: Live Music

Have you ever had a license to conduct the business described herein denied or revoked?
 No ☒ Yes ☐ If so, why? _____

Have you or any of your partners or corporate officers ever been convicted of a felony?
 No ☒ Yes ☐ If Yes, describe (be specific) _____

If alcoholic beverages are to be sold or consumed on the premises, please enclose a copy of the current liquor license or bottle club registration.


 Authorized Signature

Brad Libby
 Printed Signature
 Title: President/CEO

This permit includes all types of entertainment. Dancing is inclusive only if you have a dancing license issued by the State Fire Marshall's office, Department of Public Safety.

First Time Applicant \$35.00 This covers Application and Ad fees

Renewal Application \$25.00 This covers Application and Ad fees

Checks are made payable to the Town of Lincoln.

Come for the lakes stay for the lifestyle

TOWN COUNCIL

YR: 20 MO: 2 ITEM # 10

AGENDA REQUEST

* Please note Public Notices need a 7–14-day advance notice in the paper depending on subject.

Council Meeting Date: February 9, 2026	Today's Date: January 21, 2026
Department: Council	
Department #: 0100	

Request:**Authorization to Open Process (0100)**

Authorize the Maine Bureau of Alcoholic Beverages to open up the process to issue the last Agency Liquor Store license available for the Town of Lincoln.

A local business has approached the Town about opening up the State process to issue the last Agency Liquor Store license that the Town of Lincoln has available based on population. In order to open the process, the Council needs to approve and send a letter to the State Bureau of Alcoholic Beverages stating this. Once the state is notified, they would begin their process to issue the last license. Part of this process involves public hearings and notification to other stores in the area that this process is being opened up as this can become a competitive process.

Action Needed From Council: Approve opening up the process

Is This Item Budgeted:	
Was This A Bid Process:	Lowest Bid:
Is Public Hearing Required: No	
If So What Dates:	

AGENDA REQUEST

* Please note Public Notices need a 7–14-day advance notice in the paper depending on subject.

Council Meeting Date: February 9, 2026

Today's Date: January 20, 2026

Department: Events

Department #:

Request:**Loonfest Food Vending Fees****Thurs/Fri/Sat****Veterans Memorial Square**

Lincoln Residents/Businesses

\$100 10x10

\$200 10x20

\$250 10x25

Non Lincoln Residents/Businesses

\$150 10x10

\$250 10x20

\$300 10x25

Fri/Sat only

Cobb Field - \$50 resident / \$75 non resident

Registered nonprofits will continue to receive a 50% discount

Action Needed From Council:

Is This Item Budgeted:

Was This A Bid Process:

Lowest Bid:

Is Public Hearing Required:

If So What Dates:

TOWN COUNCIL

YR: 26 MO: 2 ITEM # 12

AGENDA REQUEST

* Please note Public Notices need a 7–14-day advance notice in the paper depending on subject.

Council Meeting Date: February 9, 2026

Today's Date: January 20, 2026

Department: Events

Department #:

Request:**Loonfest Vending Fees****Thurs/Fri/Sat****Veterans Memorial Square**

Lincoln Residents/Businesses

\$80 10x10

\$160 10x20

Non Lincoln Residents/Businesses

\$120 10x10

\$220 10x20

Fri/Sat only

Cobb Field - \$30 for Lincoln Residents or businesses/\$50 for non-resident

Registered nonprofits will continue to receive a 50% discount

Electric hookup will be offered only at Veterans Memorial Square only for \$15

Action Needed From Council:

Is This Item Budgeted:

Was This A Bid Process:

Lowest Bid:

Is Public Hearing Required:

If So What Dates:

TOWN COUNCIL

YR: 20 MO: 2 ITEM # 13

AGENDA REQUEST

* Please note Public Notices need a 7–14-day advance notice in the paper depending on subject.

Council Meeting Date: February 9, 2026

Today's Date: January 16, 2026

Department: Council

Department #: 0100

Request:**Appointment-FY2027 Budget Committee Members (Council)**

Note: All budget committee members will need to take the FOAA training per the amended FOAA training law (1 M.R.S. sub section 412) and fill out a completion sheet to be filed with the Town Clerk.

Confirm the following appointments on the FY2027 Budget Committee:

Cathy Moison:	Stacey Williams and Steve Perry;
Eric Rojo:	David Moison and _____;
Stephen Clay:	_____ and _____;
Gordon Street	_____ and _____;
David Ireland:	Gilberte Mayo and Ralph Lichtenberg;
Sheldon Hanington:	Nancy Erickson and Mary Lomonaco;
Lee Rand:	John Connelly and _____.

Action Needed From Council: Confirm Budget Committee Appointments

Is This Item Budgeted:

Was This A Bid Process:

Lowest Bid:

Is Public Hearing Required:

If So What Dates:

TOWN COUNCIL

YR: 26 MO: 2 ITEM # 14

AGENDA REQUEST

*** Please note Public Notices need a 7–14-day advance notice in the paper depending on subject.**

Council Meeting Date: February 9, 2026

Today's Date: January 28, 2026

Department: Town Manager/Town Council

Department #: 0100

Request:

Discussion: Airport Road- New Recreation Lot (0100)

See backup email documents

Action Needed From Council: Hold a discussion

Is This Item Budgeted:

Was This A Bid Process:

Lowest Bid:

Is Public Hearing Required:

If So What Dates:

Dennis Bullen

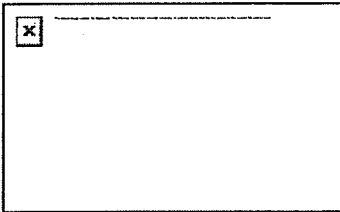
Acting Town Manager, Public Works Director, Transfer Station Director.

29 Main Street

Lincoln, Maine

207-794-3372

dennis.bullen@lincolnmaine.org, town.manager@lincolnmaine.org



From: Ty Brehaut <ty.brehaut@zerodbcomm.com>

Sent: Wednesday, January 14, 2026 12:27 PM

To: Dennis Bullen <Dennis.Bullen@lincolnmaine.org>; Stephen Clay <Stephen.Clay@lincolnmaine.org>

Cc: Brad Libby <brad.libby@weconnectllc.com>

Subject: Airport Road - New Rec Field

Dear Town of Lincoln,

We recently learned that Richard Bronson is no longer with the Town of Lincoln, and we believe the matter outlined below may not have previously reached you or the board. Fenton 29, LLC currently owns two properties in Lincoln. 25 Airport Road and 49 Main Street. The company is co-owned by Brad Libby and myself, Ty Brehaut; both of us grew up here and continue to live in the community.

The Airport Road property houses the superintendent's office, and in the fall of 2024 it became clear that the recreational fields available for our children's football and soccer programs were inadequate. Wanting to support the town's youth, we partnered with friends and Gardner Companies and agreed to allow a portion of our land for a new multi-use field. We relied on the most recent survey completed by Hoyle & Tanner for the airport project, which matched the property boundaries shown on the town's GIS tax map. Based on that information, we cleared trees and brought the field to grade that fall.

In the spring of 2025, we were contacted by John Edwards, who alleged that we had timber-trespassed on his family's land. After months of review, our attorneys determined that the Hoyle & Tanner survey was inaccurate, and that the Edwards family did in fact own a portion of the area we had cleared. Their initial response was to pursue legal action for timber value and require replanting. After extensive negotiations, we ultimately purchased the land from the Edwards Family Trust. While this resolved the dispute, it came at a significant and unexpected cost for what we had intended to be a straightforward donation of land we believed we already owned.

As you know, the Lee Road Rec parcel has been the focus of fundraising efforts for years, yet a usable field has never materialized. My understanding is that the cost of extending water and sewer to that location makes future development unrealistic. The existing field is unsafe due to rocks, uneven grade, and its inability to accommodate a full-size layout.

We remain committed to seeing a new, safe, regulation-size field built for Lincoln's youth. To move forward, we are asking for the town's support in pursuing legal action against Hoyle & Tanner to recover the funds we were forced to spend due to their surveying error. This field would provide long-term value to the community, with room for expansion, ample parking, and convenient interstate access for visiting teams. If supporting litigation is not something the town is comfortable with, we would welcome a discussion about an alternative approach. Specifically, applying the funds raised over the years for the Lee Road project toward this site instead.

We would appreciate the opportunity to meet in person, share photos and aerial footage of the work completed, and work collaboratively toward a solution that benefits the town, the recreation department, and Fenton 29, LLC. We are open to any ideas or alternatives you may have.

Thank you for your time and consideration and if there is a time we could meet with you or speak with the council we are more than happy to.

We just wanted to make you aware of the back story and what has been happening.

Thanks again!

Ty Brehaut 207-794-5995

Brad Libby 207-841-7630

Dennis Bullen

From: Ty Brehaut
Sent: Saturday, January 24, 2026 1:48 PM
To: Ty Brehaut; Dennis Bullen
Cc: Stephen Clay; David Ireland; Brad Libby
Subject: RE: Airport Road - New Rec Field

Hi Dennis,

Just following up to see if you had a chance to look this over?

We'd be happy to meet with you if that helps as well...

Thanks again,
Ty

From: Ty Brehaut <ty.brehaut@weconnectllc.com>
Sent: Wednesday, January 14, 2026 8:08 PM
To: Dennis Bullen <Dennis.Bullen@lincolnmaine.org>; Ty Brehaut <ty.brehaut@zerodbcomm.com>
Cc: Stephen Clay <Stephen.Clay@lincolnmaine.org>; David Ireland <David.Ireland@lincolnmaine.org>
Subject: RE: Airport Road - New Rec Field

Thanks for the quick response. I've added responses below.

Thanks,
Ty

----- Original message -----

From: Dennis Bullen <Dennis.Bullen@lincolnmaine.org>
Date: 1/14/26 1:39 PM (GMT-05:00)
To: Ty Brehaut <ty.brehaut@zerodbcomm.com>
Cc: Stephen Clay <Stephen.Clay@lincolnmaine.org>, David Ireland <David.Ireland@lincolnmaine.org>
Subject: RE: Airport Road - New Rec Field

Ty,

I will forward this to the Town Council for consideration. I do have some questions however.

1. What was the size of the parcel that was purchased? 5 Acres

1. What was the value of the timber alleged to have been harvested from Edwards land? We didn't make it that far but if we chose not to buy they wanted every tree replanted and mature size

1. What was the value for the entirety of the timber harvested as part of this project?

Nothing it was all chipped on site as biomass. It was nothing of valuable timber.

1. What was the ultimate purchase price for the land?

130,000 for the land plus closing and around 10k in legal fees.

1. Did Fenton 29, LLC approach the Edwards Family about donating the land for the football field?

Yes we met several times at his house. John despises the town of Lincoln and turns out he hates football as he said its just a sport for concussions. I think the only way we got out of being sued was the fact our uncle married a family member of his.

1. Who was your contact with Hoyle & Tanner?

We never contacted anyone there personally. Our attorney may of but again we went of the survey they did for the airport...

You are correct in assuming that I had not been briefed on this situation. We will seek a resolution as quickly as possible.

I was afraid of that.. glad we can talk now. As crazy as it sounds there is no other reason we tried to do this project other than just a straight benefit for the town and our youth sports.

Appreciate your time!

Ty

AGENDA REQUEST

* Please note Public Notices need a 7–14-day advance notice in the paper depending on subject.

Council Meeting Date: February 9 th , 2026	Today's Date: January 30 th , 2026
Department: Cemetery, Parks & Recreation	
Department #: 0601	

Request:

Update on the mowing bid (Requested by Councilor Hanington). We received one bid that was 3x what we cost. \$145,210 (Bid) vs \$57,511 (Current).

Based off this bid outcome there needs to be a path forward with two pieces of equipment that either need to go to bid or need to be fixed by professionals, so that summer planning can be started.

Bobcat and 2015 Dodge are the pieces of equipment that need to be fixed or replaced. See notes in packet.

Action Needed From Council:

Is This Item Budgeted:

Was This A Bid Process: Yes

Lowest Bid: \$145,210

Is Public Hearing Required:

If So What Dates:

BID OPENING

Mowing of Town Properties

Present: Brendan Crocker, Cemetery, Parks and Recreation Director
Melissa Quintela, Treasurer
January 29, 2026 11:00 AM

Bids Received:

[illegible]

Town of Lincoln

29 Main Street

Lincoln, Maine 04457

Date: 01/29/2026

To Whom It May Concern,

I am writing to submit our bid for mowing services for the Town of Lincoln. Our company is experienced in grounds maintenance and is committed to providing reliable, high-quality mowing at competitive rates.

We propose to provide regular mowing, trimming, and clean-up of designated town properties according to your specifications and schedule. Our team uses professional-grade equipment and follows best practices to ensure the appearance and safety of all managed areas.

Enclosed, you will find our detailed bid. We welcome the opportunity to discuss our proposal further and answer any questions you may have.

Thank you for your consideration. We look forward to the possibility of working with the Town of Lincoln to maintain your community spaces.

Sincerely,

Michael King

Owner

King's Seasonal Solutions

207-794-5311

kingsseasonalsolutions@gmail.com

**TOWN OF LINCOLN
CEMETERY, PARKS & RECREATION DEPARTMENT
MOWING OF TOWN PROPERTIES
BID SHEET & SPECIFICATIONS**

Yes No (Bidder: check either yes or no if you can meet or exceed the following requirements)

- ☒ ☐ Must complete all of the following properties based on the time schedule of the Cemetery Supervisor and Director.
- ☒ ☐ All properties will be mowed and weed trimmed
- ☒ ☐ All equipment proposed to be used shall comply with all safety regulations; state and federal.
- ☒ ☐ All equipment will have proper safety devices in place.
- ☒ ☐ Proof of insurance of an amount not less than
General Liability: \$1,000,000 each occurrence
\$1,000,000 damage to premises rented each occurrence
\$10,000 medical expense
\$1,000,000 personal injury
\$3,000,000 general aggregate
Auto:
\$400,000 liability
Workers compensation
\$2,000,000 per occurrence and aggregate.**For contractors who cannot meet the workers compensation proof of insurance may apply for a Predetermination of Independent Contractor Status with the Workers Compensation Board – apply with Melissa Quintela, Treasurer
Note: A copy of insurance certificate listing the Town of Lincoln as additional insured shall be filed with the Deputy Treasurer prior to the start of any work.
- ☒ ☐ The contractor will be responsible for all transportation cost when not mowing
- ☒ ☐ In the event of a fuel or oil spill from the contractor's equipment, the contractor shall be responsible for notifying the Department of Environmental Protection and for any necessary remediation as require by said department. Contractor shall hold the Town harmless of any cost associated with said remediation.
- ☐ ☐ Mowing will be completed during the hours of 7am-5pm M-F
- ☒ ☐ Mowing will start anytime from the middle of April to beginning of May and go through middle to end of October. All determined by the weather.
- ☒ ☐ Properties may be added to the following list upon acquirement by the town.
- ☒ ☐ All acreage is based off of the tax maps, some properties may be more and some may be less.
- ☒ ☐ Any damage done to cemetery stones will be fixed at your cost.

**Additional Fees*

**TOWN OF LINCOLN
PUBLIC WORKS DEPARTMENT
ROAD SIDE MOWING
BID SHEET & SPECIFICATIONS**

The business of King's Seasonal Solutions has submitted this bid for \$ 5585.00 Weekly per hour and estimates that this mowing will require 26 weeks number of hours. The contractor also certifies that it meets or exceeds the attached specifications and agrees with all covenants and requirements set forth herein. Where this proposal differs from the attached, a full explanation has been attached explaining those differences. The contractor also acknowledges these bid specifications as part of the overall contract.

The undersigned submits this proposal without collusion with any other person, individual, or firm or agency. The undersigned ensures the authority to act on behalf of the corporation, partnership or individual they represent; and has read and agreed to all of the terms, requests, or conditions written herein by the Town of Lincoln.

NOTE: Contractor will provide proof of required insurance prior to start date.

Signature Michael King

Name (Print) Michael King

Title Owner

Company King's Seasonal Solutions

Address 879 Lee Rd. Lincoln Me. 04457

Telephone No. 207 794-5311

Email Address Kingsseasonalsolutions@gmail.com

State of Maine Penobscot County, ss

Date: _____

Personally appeared before me and acknowledged the foregoing instrument to be his/her free act and deed in his/her capacity and the free act and deed of said company.

Notary Public

Printed Name

Commission Expires:

Town of Lincoln

Accepted By _____ Date: _____

Its Town Manager, duly authorized

Rec Director

From: Roger Fortin <rfortin@jordanequipmentne.com>
Sent: Friday, September 12, 2025 10:17 AM
To: Rec Director
Cc: codynorris.cpr@gmail.com; Hermon Service
Subject: RE: Bobcat Questions

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Gentlemen,
See notes below.

5-7 mins of ~~run~~ Drive time before over heating

Hours
920

Roger Fortin

From: Rec Director <Rec.Director@lincolmaine.org>
Sent: Thursday, September 11, 2025 3:50 PM
To: Roger Fortin <rfortin@jordanequipmentne.com>
Cc: codynorris.cpr@gmail.com
Subject: Bobcat Questions

Good afternoon, Roger

Here is the list of questions that I need for my next meeting with the town council in regards to our current bobcat machine.

1. Full report of every inch of the machine for its value and then is it worth repairing? *Machine value in its current condition is \$1250.00 This is shown on the new machine quote I provided you. Estimated machine value if operating \$5000.00, which is a guess at a sell price if the machine is running normally and the Town wanted to sell it on its own.*
2. Cost on fully replacing the engine? *Engine replacement estimate is \$9242.00 (\$6762 for the engine and necessary parts/fluids, \$2480 labor)*
3. Cost on fixing just the current issues with it? I.E. water pump, coolant tank, head gasket, parking brake, seal or cause of the leak in the rear end. *We don't believe replacing the water pump and head gasket will fix the machine as there is a crack in the block. With that said, fixing the other items listed (park brake, rear end leak, coolant tank, etc) approx. \$2400.00 (\$1300 parts / \$1100 labor)*
4. How long would it be in the shop? I need an estimated time frame for both question 2 and 3. *We would need the machine for approx. 3 weeks after the parts arrive to perform the repairs itemized in questions 2 & 3.*
5. Cost and time frame to fix anything else that is wrong with it that is found when it is fully gone over? *Depending on what else is found to need repair work, we may have the machine for an additional 2 weeks.*

We don't need the machine back here, we believe we did a thorough walk around when we diagnosed it.



THORNTON BROTHERS INC.
125 MAIN STREET
LINCOLN, MAINE 04457
207-794-8666 207-794-8600
WE SELL TIRES

74324 TOW

TOWN OF LINCOLN 29 MAIN STREET LINCOLN, ME 04457 cindy.denniston@lincolnmaine.org		VEHICLE ID 3C6UR5CJ1FG667857		MILES IN 117286	MILES OUT 117286	DATE/TIME IN 08/07/25 10:31	DATE OUT 09/22/25	INVOICE NO. 74324
VEHICLE DESCRIPTION 2015 RAM RAM TRUCK (SILVER)						TAG NO.	STATUS COMPLETE	
CONTROL NO. 1255	LICENSE PLATE NO. 2362489	CUST. LABOR RATE	PROD. DATE	IN-SERV DATE 08/28/15	DELIV. DATE 08/31/21	DELIV. MILES 84186	TERMS Charge	
BRNDN	WORK	JERMY	STOCK NO. 1248B	SERV. ADV. ROBERT LIBBY (A35)			RO COMMENT ALSTE OIL 8/31/22	
(207) 794-5548	(207) 794-8455	(000) 290-0722						

Customer Survey From Stellantis
If you receive a survey from Stellantis and cannot answer it completely satisfied with your service here at Thornton Brothers, please call Bobby Libby, our service manager at 207-794-8600, We will do our best to make it right.

CUSTOMER ALERT

****NOTICE** IF YOUR WHEELS WERE REMOVED, LUG NUTS MUST BE RETORQUED IN THE FIRST 50 MILES AFTER SERVICE. WE ARE NOT RESPONSIBLE FOR LOOSE WHEELS OR DAMAGE IF THE LUG NUTS ARE NOT RETORQUED!**

PAYMENT

CASH _____
CHECK _____ CHECK NUMBER _____
CHARGE _____ CREDIT CARD _____

Line	Op-Code	Fail Code	Tech	Hours	Type	Amount																														
A *	00ZLOF		A52		Customer	\$15.00																														
Concern	DISCOUNT LOF;COMPLETE OIL AND FILTER CHANGE																																			
DID YOU ADD WASHER FLUID CHECK HERE O																																				
Correction	complete																																			
<table><tr><th>Part Number</th><th>Description</th><th>Qty.</th><th>Unit Price</th><th>Ext. Price</th></tr><tr><td>1BP01361AA</td><td>FILTER ENGIN</td><td>1</td><td>\$6.25</td><td>\$6.25</td></tr><tr><td>68171066PC</td><td>OIL SYN 0W40</td><td>7</td><td>\$11.10</td><td>\$77.70</td></tr><tr><td>6509422AA</td><td>NUT WHEEL</td><td>5</td><td>\$23.55</td><td>\$117.75</td></tr><tr><td colspan="4">Parts Total...</td><td>\$201.70</td></tr><tr><td colspan="4">Line Total...</td><td>\$216.70</td></tr></table>							Part Number	Description	Qty.	Unit Price	Ext. Price	1BP01361AA	FILTER ENGIN	1	\$6.25	\$6.25	68171066PC	OIL SYN 0W40	7	\$11.10	\$77.70	6509422AA	NUT WHEEL	5	\$23.55	\$117.75	Parts Total...				\$201.70	Line Total...				\$216.70
Part Number	Description	Qty.	Unit Price	Ext. Price																																
1BP01361AA	FILTER ENGIN	1	\$6.25	\$6.25																																
68171066PC	OIL SYN 0W40	7	\$11.10	\$77.70																																
6509422AA	NUT WHEEL	5	\$23.55	\$117.75																																
Parts Total...				\$201.70																																
Line Total...				\$216.70																																
B *	00SI		A52		Customer	\$12.50																														
Concern	STATE INSPECTION;CUSTOMER REQUESTS MAINE STATE INSPECTION																																			
Correction	complete																																			
<table><tr><td colspan="4">Line Total...</td><td>\$12.50</td></tr></table>							Line Total...				\$12.50																									
Line Total...				\$12.50																																
C *			A52		Customer	\$62.50																														
Concern	Customer states engine has ticking noise, check and advise																																			
Correction	top end engine noise sounds like lifters and most likely will need more than lifters.																																			
	Vehicle was aslo dead everytime tech went to start it and determined it needed a battery, tech then replaced battery																																			
<table><tr><th>Part Number</th><th>Description</th><th>Qty.</th><th>Unit Price</th><th>Ext. Price</th></tr><tr><td>1BPVH700AA</td><td>BATTERY STORA</td><td>1</td><td>\$167.00</td><td>\$167.00</td></tr></table>							Part Number	Description	Qty.	Unit Price	Ext. Price	1BPVH700AA	BATTERY STORA	1	\$167.00	\$167.00																				
Part Number	Description	Qty.	Unit Price	Ext. Price																																
1BPVH700AA	BATTERY STORA	1	\$167.00	\$167.00																																

TOWN OF LINCOLN 29 MAIN STREET LINCOLN, ME 04457 cindy.denniston@lincolmaine.org		VEHICLE ID		MILES IN	MILES OUT	DATE/TIME IN	DATE OUT	INVOICE NO.
		3C6UR5CJ1FG667857		117286	117286	08/07/25 10:31	09/22/25	74324
		VEHICLE DESCRIPTION					TAG NO.	STATUS
		2015 RAM RAM TRUCK (SILVER)						COMPLETE
CONTROL NO.	LICENSE PLATE NO.	CUST. LABOR RATE	PROD. DATE	IN-SERV DATE	DELIV. DATE	DELIV. MILES	TERMS	
1255	2362489			08/28/15	08/31/21	84186	Charge	
BRNDN	WORK	JERMY	STOCK NO.	SERV. ADV.			RO COMMENT	
(207) 794-5548	(207) 794-8455	(000) 290-0722	1248B	ROBERT LIBBY (A35)			ALSTE OIL 8/31/22	

Line	Op-Code	Fail Code	Tech	Hours	Type	Amount
------	---------	-----------	------	-------	------	--------

C * Continued

Parts Total... \$167.00

Line Total... \$229.50

D + RECS

A44

Customer

\$150.00

Concern CUSTOMER STATES needs suspension parts for state inspection
 Cause rear sway bar worn out
 Correction replaced rear sway bar and installed links from old sway bar

Part Number	Description	Qty.	Unit Price	Ext. Price
68453383AB	BAR REAR	1	\$172.00	\$172.00
68139764AB	BUSHING STABI	2	\$23.40	\$46.80
52090271AB	RETAINER STABI	1	\$15.75	\$15.75

Parts Total... \$234.55

Line Total... \$384.55

E + 9025

A44

Customer

\$0.00

Concern Seasonal Vehicle InspectionFree

Correction truck is rusting out underneath, rocker pannels will need to be replaced soon, just a matter of time and the frame will have rust holes in it, engine will need repairs or replacement, had the truck evaluated and do not recomend spending lots of money on repairs .

Line Total... \$0.00

Authorized Estimates

Date/Time	Amount	Authorized By	Authorization Method	Phone/Email
08/07/2025 10:31	\$28.60		Initial Estimate	

Warranty Claim Type: W Authorization Code: Service Cont No:

TOWN OF LINCOLN 29 MAIN STREET LINCOLN, ME 04457 cindy.denniston@lincolnmaine.org		VEHICLE ID		MILES IN	MILES OUT	DATE/TIME IN	DATE OUT	INVOICE NO.
		3C6UR5CJ1FG667857		117286	117286	08/07/25 10:31	09/22/25	74324
		VEHICLE DESCRIPTION					TAG NO.	STATUS
2015 RAM RAM TRUCK (SILVER)								COMPLETE
CONTROL NO.	LICENSE PLATE NO.	CUST. LABOR RATE	PROD. DATE	IN-SERV DATE	DELIV. DATE	DELIV. MILES	TERMS	
1255	2362489			08/28/15	08/31/21	84186	Charge	
BRNDN	WORK	JERMY	STOCK NO.	SERV. ADV.			RO COMMENT	
(207) 794-5548	(207) 794-8455	(000) 290-0722	1248B	ROBERT LIBBY (A35)			ALSTE OIL 8/31/22	

Totals

	Amount
Labor	\$240.00
Parts	\$603.25
MISC CHARGES	\$9.60
Total Amount Due	\$852.85
Charge Account	\$852.85
CTRL#1255	---

STATEMENT OF DISCLAIMER

The factory warranty constitutes all of the warranties with respect to the sale of this item/items. The Seller hereby expressly disclaims all warranties either express or implied, including any implied warranty of merchantability or fitness for a particular purpose. Seller neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of this item/items.

On behalf of servicing dealer, I hereby certify that the information contained hereon is accurate unless otherwise shown. Warranty services described were performed at no charge to owner. There was no indication from the appearance of the vehicle or otherwise, that any part repaired or replaced under this claim had been connected in any way with any accident, negligence, or misuse. Records supporting this claim are available for (1) year from the date of payment notification at the servicing dealer for inspection by manufacturer's representative.

CUSTOMER SIGNATURE

(SIGNED) DEALER, GENERAL MANAGER OR AUTHORIZED PERSON (DATE)

TOWN COUNCIL

YR: 20 MO: 2 ITEM # 160

AGENDA REQUEST

* Please note Public Notices need a 7–14-day advance notice in the paper depending on subject.

Council Meeting Date: February 9, 2026

Today's Date: January 28, 2026

Department: Town Manager

Department #: 0100

Request:**Renew Contract-** SHL Enterprise Solutions (0100)

Continue contracting with SHL Enterprise Solutions to provide the Town of Lincoln with Economic Development Services at the rates provided. Should the Town of Lincoln wish to sever ties with SHL Enterprise Solutions, the town will provide a 30-day written notice of termination.

Action Needed From Council: Approve continuing a contract with SHL Enterprise Solutions

Is This Item Budgeted:

Was This A Bid Process:

Lowest Bid:

Is Public Hearing Required:

If So What Dates:

Ann Morrison

From: Town Manager
Sent: Wednesday, January 28, 2026 12:10 PM
To: Ann Morrison
Subject: FW: Service Agreement with Town
Attachments: 2026 billing rates.docx

Ann,

Please include this attachment as back-up or supporting material for the agenda request.

Thanks

Dennis

From: Dennis Bullen <Dennis.Bullen@lincolmaine.org>
Sent: Wednesday, January 28, 2026 11:47 AM
To: Town Manager <Town.Manager@lincolmaine.org>
Subject: Fw: Service Agreement with Town

From: Steven Levesque <steve@shl.bz>
Sent: Tuesday, January 20, 2026 1:25:55 PM
To: Dennis Bullen <dennis.bullen@lincolmaine.org>
Subject: Service Agreement with Town

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon Dennis,

I meant to get this to you a bit earlier, but I was waiting to see how things with the new Council shook out.

As you may be aware. My company has an open-ended agreement with the Town to provide economic development advisory services, with no termination date. Our agreement provides that it can be terminated with a 30-day written notice by either party. In my discussions with the former Town Manager, I agreed to provide up to 40 hours per month in consulting services. In the past year, it has averaged between 30-40 hours per month, depending on tasks and associated levels.

I've enjoyed our relationship with the Town the past several years and believe we've added value. If you could advise of the Town's interest in continuing our services, it

would be greatly appreciated. For your information, I am attaching our current professional rate schedule.

Sincerely,

Steve

Steve Levesque

President

SHL Enterprise Solutions

Business and Economic Development Advisors

SHLenterprise.com

(207) 841-9955





PROFESSIONAL BILLING RATES 2026

Principal:	\$ 200.00/hr.
Associate:	\$ 150.00/hr.
Admin:	\$ 100.00/hr.
Travel:	\$.70/mile
Misc Expenses:	at cost
Specialized consultants:	At cost

TOWN COUNCIL

YR: 20 MO: 2 ITEM # 17

AGENDA REQUEST

* Please note Public Notices need a 7–14-day advance notice in the paper depending on subject.

Council Meeting Date: February 9, 2026

Today's Date: January 30, 2026

Department: Councilor Ireland

Department #:

Request:

In accordance with the Charter of the Town of Lincoln, Maine and Rule 12 of Town Council Rules and Procedures, I respectfully request that the following proposed motion be placed on the February 9, 2026, Lincoln Town Council meeting.

Proposed Motion: Fuel Use Reporting and FY2026 Disclosure Requirements

Move that the Town Council direct the Town Manager to require monthly fuel-use reporting for all Town-owned vehicles and motorized equipment for FY2026 and all subsequent fiscal years, for the purpose of fiscal oversight and budget accountability. Such reports shall include, at a minimum, vehicle or equipment identification, department assignment, fuel type, gallons consumed, miles driven and/or engine hours, total fuel cost, and average cost per gallon for the reporting period.

Be it further moved that, for FY2026, the Town Manager shall provide to the Council a consolidated annual fuel-use summary by department identifying total gallons consumed, total miles driven and engine hours, average fuel-efficiency metrics, total fuel expenditures, and comparison to the FY2026 budgeted fuel appropriations.

Be it further moved that departments shall maintain mileage and engine-hour data sufficient to calculate fuel-efficiency metrics, which shall be included in the monthly reports to the Council.

Be it further moved that the Town Manager is authorized to determine the reporting format, internal controls, data-collection methods, and submission process necessary to implement this requirement, provided the minimum data elements established by the Council are met.

Be it further moved that a summary of annual FY2026 fuel-use data by department shall be made available to the public as part of the Town's budget transparency materials.

Action Needed From Council: Approve Motion

Is This Item Budgeted:

Was This A Bid Process:

Lowest Bid:

Is Public Hearing Required:

If So What Dates:

TOWN COUNCIL

YR 26 MO: 2 ITEM # 18

AGENDA REQUEST

* Please note Public Notices need a 7–14-day advance notice in the paper depending on subject.

Council Meeting Date: February 9, 2026	Today's Date: January 30, 2026
Department: Councilor Ireland	
Department #:	

Request:

Proposed Motion: Fiscal and Tax Impact Disclosure for Council Expenditure Motions

Move that the Lincoln Town Council direct the Town Manager to update and utilize the existing Town Council Agenda Request form to include a written Fiscal Impact and Tax Impact disclosure for any Town Council motion that requests or authorizes an expenditure or financial obligation of ten thousand dollars (\$10,000) or more. This requirement shall apply only to Town Council agenda motions requesting approval of expenditures.

Action Needed From Council: Approve Motion

Is This Item Budgeted:	
Was This A Bid Process:	Lowest Bid:
Is Public Hearing Required:	
If So What Dates:	

TOWN COUNCIL

YR: 20 MO: 2 ITEM # 19

AGENDA REQUEST

* Please note Public Notices need a 7–14-day advance notice in the paper depending on subject.

Council Meeting Date: February 9, 2026

Today's Date: February 2, 2026

Department: Councilor Ireland

Department #:

Request:**Proposed Motion:** Status Update on FY2021 Audit Remedial Accounting and Reporting Deficiencies

Move that the Lincoln Town Council request that the Town Manager provide the Town Council with a written status update on the implementation of the agreed-upon corrective action plans addressing the accounting and reporting deficiencies identified in the Town of Lincoln's FY2021 Annual Audit, completed in 2025.

See attached details

Action Needed From Council: Approve motion

Is This Item Budgeted:

Was This A Bid Process:

Lowest Bid:

Is Public Hearing Required:

If So What Dates:

The requested update shall address the following audit findings and corrective actions:

2021-001 – Material Adjusting Journal Entries

Corrective Action Plan:

To strengthen the accuracy and completeness of its financial reporting, the Town will implement the following corrective action plans:

1. Year-End Close Checklist: A standardized year-end close checklist will be developed and implemented. The checklist will cover all key account areas—including cash, receivables, payables, capital assets, and fund balances—to ensure timely reconciliation and completeness of entries during the year-end close.
2. Timeline and Responsibilities: Specific responsibilities for year-end reconciliations and journal entries will be assigned to appropriate finance staff. A detailed closing calendar will be created to track key deadlines and ensure timely completion of all tasks.
3. Training: Staff involved in the year-end close will receive refresher training on key topics, including account reconciliations, transaction classification, and typical year-end adjustments. This will help strengthen technical capacity and reduce the risk of material errors.
4. Interim Procedures: Interim reconciliations—conducted on a monthly or quarterly basis—will be implemented for complex areas such as capital assets, grant revenues, and long-term liabilities. This will improve year-round accuracy and reduce the volume of adjustments needed at year-end.
5. Chart of Accounts Modernization The Town will evaluate and consider redesigning its chart of accounts to align more closely with Generally Accepted Accounting Principles (GAAP). This will enhance financial reporting clarity and support more accurate classification of transactions

Timeline for Completion:

All corrective actions are targeted for implantation by June 30, 2026, with interim reconciliations and checklist development beginning in fiscal year 2025.

Responsible Party:

Town Manager and Finance Director.

2021-002 – Improper Approval Process of Expenditures Related to the Airport Improvement Program

Criteria

Expenditures are to be approved in accordance with the Town’s policies and procedures prior to payment.

Condition

During single audit testing it was noted expenditures were not appropriately approved for.

Effect of Condition

Having an improper approval process for expenditures leaves room for error and fraud to occur.

Cause of Condition

The Town did not properly approve invoices prior to payment.

Recommendation

Internal control procedures should be in place to approve invoices prior to payment.

Management's Response

Corrective Action Plan:

The Town will begin to review and approve all invoices related to the AIP related grants. In July 2025, the Town hired a Grants Specialist. This will help improve the approval process of expenditures related to federal and state awards, including the AIP grants.

Timeline for Completion:

July 2025.

Responsible Party:

Town Manager and Finance Director.

2021-003 – Noncompliance Regarding Single Audit Data Submission

Criteria

The Single Audit report must be submitted to the Federal Audit Clearinghouse within 30 calendar days after receiving the auditors' report or nine months after the end of the audit period, whichever comes first in accordance with the Single Audit Act.

Condition

Data was not submitted to the Federal Audit Clearinghouse in a timely manner.

Effect of Condition

Not submitting data to the Federal Audit Clearinghouse is considered non-compliance.

Cause of Condition

Data was not submitted in accordance with the Single Audit Act.

Recommendation

We recommend the Town's management ensure that all required information related to Single Audits are submitted in accordance with the Single Audit Act.

Management's Response

Corrective Action Plan:

The Town of Lincoln acknowledges this finding and agrees with the recommendation. To address the noncompliance, the Town will develop and implement a comprehensive audit catch-up plan. This plan will prioritize the completion of financial statement and Single Audit reports for fiscal years 2022, 2023, and 2024.

Additionally, the Office of Management and Budget (OMB) recently increased the Single Audit threshold from \$750,000 to \$1,000,000 in federal expenditures. The Town will continue to monitor its federal expenditures annually and anticipates that it may fall below the new threshold beginning in fiscal year 2026. If so, The Town would no longer be subject to the Single Audit requirement starting that year.

Timeline for Completion:

The Town aims to complete all outstanding audits by the end of calendar year 2026. While specific completion dates depend on coordination with the Town's independent auditors and internal capacity, the Town is committed to working diligently and allocating the necessary resources to bring all audits current as soon as practicable.

Responsible Party:

Town Manager and Finance Director.

TOWN COUNCIL

YR: 26 MO: 2 ITEM # 20

AGENDA REQUEST

* Please note Public Notices need a 7–14-day advance notice in the paper depending on subject.

Council Meeting Date: February 9, 2026

Today's Date: February 2, 2026

Department: Town Manager

Department #: 0100

Request:**Discussion:** PERC vs EPEC lawsuit (0100)

Action Needed From Council: Hold a discussion

Is This Item Budgeted:

Was This A Bid Process:

Lowest Bid:

Is Public Hearing Required:

If So What Dates:

November 15, 2025

Ann Morrison, Town Clerk
Town of Lincoln
29 Main Street
Lincoln, ME 04457

RE: Penobscot Energy Recovery Company, LP v. Eagle Point Energy Center, LLC
Docket No. PENS-CIV-2024-00101

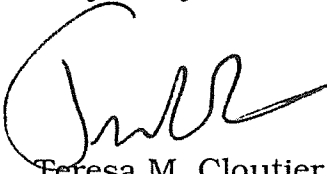
Dear Ms. Morrison:

As you may be aware, there is pending litigation between Penobscot Energy Recovery Company, LP ("PERC") and Eagle Point Energy Center, LLC ("EPEC") in Penobscot County Superior Court. This litigation involves PERC's Waste Disposal Agreements with various municipalities and PERC's allegations that EPEC fraudulently interfered with those contracts and that PERC is still the party entitled to service the towns and receive payments pursuant to the agreements.

Because the rights of the various municipalities are impacted by the suit, they have been added as "Parties-In-Interest", which is why you are being served with a complaint. The intent of the addition of the municipalities was to give them the opportunity to provide input into the litigation as it moves forward and protect their interests as needed.

If you or your counsel have any questions whatsoever, please feel free to contact me at (207) 430-8010.

Very Truly Yours,



Teresa M. Cloutier

pm
11/28/26

rec'd 1/28/26
11:02am
by County Sheriff

MAINE JUDICIAL BRANCH

Penobscot Energy Recovery
Company, Limited Partnership

Plaintiff

"X" the court for filing:

☒ Superior Court ☐ District Court

County: Penobscot

Location (Town): Bangor

Docket No.: PENS-CIV-2024-00101

V. Party-In-Interest
Town of Lincoln

Ann Morrison, Town Clerk Address

29 Main Street

Lincoln, ME 04457

SUMMONS FOR USE IN ANOTHER COUNTY

M. R. Civ. P. 4(d)

The Plaintiff has begun a lawsuit against you in the ☐ District ☒ Superior Court, which holds sessions at (street address) 78 Exchange Street, in the Town/City of Bangor, County of Penobscot, Maine. If you wish to oppose this lawsuit, you or your attorney **MUST PREPARE AND SERVE A WRITTEN ANSWER** to the attached Complaint **WITHIN 20 DAYS** from the day this Summons was served upon you. You or your attorney must serve your Answer by delivering a copy of it in person, by mail, or by email to the Plaintiff's attorney, whose name and address, including email address appear below, or by delivering a copy of it in person or by mail to the Plaintiff, if the Plaintiff's name and address appear below. You or your attorney must also file the original of your Answer with the court by mailing it to: Clerk of ☐ District ☒ Superior Court, 78 Exchange Street, Bangor, Maine 04401

(Mailing Address)

(Town, City)

(Zip)

before, or within a reasonable time after, it is served. Court rules governing the preparation and service of Answers are found at www.courts.maine.gov.

IMPORTANT WARNING: If you fail to serve an answer within the time stated above, or if, after you answer, you fail to appear at any time the Court notifies you to do so, a judgment by default may be entered against you in your absence for the money damages or other relief demanded in the Complaint. If this occurs, your employer may be ordered to pay part of your wages to the Plaintiff or your personal property, including bank accounts and your real estate may be taken to satisfy the judgment. If you intend to oppose this lawsuit, do not fail to answer within the requested time.

If you believe the plaintiff is not entitled to all or part of the claim set forth in the Complaint or if you believe you have a claim of your own against the Plaintiff, you should talk to a lawyer. If you feel you cannot afford to pay a fee to a lawyer, you may ask the clerk of court for information as to places where you may seek legal assistance.

Date (mm/dd/yyyy): 11/13/2025

Teresa M. Cloutier, Esq

☒ Attorney for) Plaintiff

(Seal of Court)

8357

Bar # (if applicable)

PO Box 224

Address

Augusta, ME 04332

207-430-8010/teresa@cclawme.com Telephone/Email

Tamara M. Rueda

Clerk

ADA Notice: The Maine Judicial Branch complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation contact the Court Access Coordinator, accessibility@courts.maine.gov, or a court clerk.

Language Services: For language assistance and interpreters, contact a court clerk or interpreters@courts.maine.gov.

MAINE JUDICIAL BRANCH

STATE OF MAINE

____ County

On (date) _____, I served the Complaint (and Summons, and Notice Regarding Electronic Service) upon Defendant _____ by delivering a copy of the same at the following address:

☐ to the above-named Defendant in hand.

☐ to (name) _____, a person of suitable age and discretion who was then residing at Defendant's usual residence.

☐ to (name) _____, who is authorized to receive service for Defendant.

☐ by (describe other manner of service): _____

Date (mm/dd/yyyy): _____



Deputy Sheriff Signature

Printed Name

Agency

Costs of Service:

Service:	\$ _____
Travel:	\$ _____
Postage:	\$ _____
Other:	\$ _____
Total	\$ _____

ADA Notice: The Maine Judicial Branch complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation contact the Court Access Coordinator, accessibility@courts.maine.gov, or a court clerk.

Language Services: For language assistance and interpreters, contact a court clerk or interpreters@courts.maine.gov.

Complete the caption that applies to your case:

☒ Penobscot Energy Recovery Company, Limited Partnership Plaintiff/Petitioner

V.

Eagle Point Energy Center, LLC Defendant/Respondent

Town of Lincoln Other Party

"X" the court for filing:

☒ Superior Court ☐ District Court

☐ Unified Criminal Docket

☐ Supreme Judicial Court

County: Penobscot

Location (Town): Bangor

Docket No.: PENSC-CIV-2024-00101

OR

☐ IN RE: _____

NOTICE REGARDING ELECTRONIC SERVICE

NOTICE TO PARTIES: All parties who are represented by an attorney are subject to the requirements of Electronic Service under Rule 5 of the Maine Rules of Civil Procedure, and Rule 49(d) of the Maine Rules of Unified Criminal Procedure.

OPT IN: If you do not have an attorney, papers that must be served on you by other parties in this case will be sent to you through the regular mail to your address of record. But **you have a choice** to allow other parties to serve you by sending documents electronically to your designated email address.

PLEASE NOTE: Any electronic service that you opt into applies only to papers served on you by other parties. It does not apply to documents that are sent to you by the court or documents that you file with the court.

Even if you opt in to allow service by email, you can only send documents to the other parties by email if (1) they also opt in by completing this form, and (2) you can scan and create .pdf files of documents.

If you choose not to opt in, you do not need to do anything. If you would like to receive papers electronically, you must meet the requirements set forth below. Check the appropriate box(es), sign, and mail or email the form to all other parties in the case. Do not file this form with the Court.

☐ **Electronic Receipt:** I choose to OPT IN to allow other parties to email me documents in this case. I have reviewed and meet all of the following electronic receipt requirements:

☐ I have a trusted email account and I have daily access to this account;

☐ I understand that I **will receive time-sensitive documents** through this email address including documents that may require me to take action in this case;

☐ This email account has available electronic storage of at least 1 gigabyte;

☐ This email account accepts emails with attachments of up to 10 megabytes; and

☐ I will be able to maintain this email account throughout this case.

Date (mm/dd/yyyy): _____



Signature of Self-Represented Party

(You do not have to print and sign this form. Typing your name above after /s/ will be accepted as an electronic signature.)

Print name: _____

Print email address: _____

ADA Notice: The Maine Judicial Branch complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation contact the Court Access Coordinator, accessibility@courts.maine.gov, or a court clerk.

Language Services: For language assistance and interpreters, contact a court clerk or interpreters@courts.maine.gov.

STATE OF MAINE
PENOBSCOT, ss

SUPERIOR COURT
CIVIL MATTER
DOCKET NO. PENS-CIV-2024-00101

**PENOBSCOT ENERGY
RECOVERY COMPANY,
LIMITED PARTNERSHIP,**
A Maine Limited Partnership with a
Principal Place of Business in the
Town of Orrington, County of
Penobscot, State of Maine,

Plaintiff

v.

**EAGLE POINT ENERGY
CENTER, LLC,** a Maine Limited
Liability Company with a
Principal Place of Business in the
Town of Orrington, County of
Penobscot, State of Maine,

Defendant

and

**THE INHABITANTS OF THE TOWN
OF BURNHAM,** A Municipality of the
State of Maine located in Waldo
County,

**THE INHABITANTS OF THE TOWN
OF DEER ISLE,** A Municipality of the
State of Maine located in Hancock
County,

**THE INHABITANTS OF THE TOWN
OF EAST MILLINOCKET,** A
Municipality of the State of Maine
Located in Penobscot County,

**THE INHABITANTS OF THE TOWN
OF EASTBROOK,** A Municipality of
The State of Maine located in
Hancock County,

**FIRST AMENDED
COMPLAINT**

THE INHABITANTS OF THE TOWN)
OF EDINBURGH, A Municipality)
Of the State of Maine located in)
Penobscot County,)
)

THE INHABITANTS OF THE CITY)
OF ELLSWORTH, A Municipality)
Of the State of Maine located in)
Hancock County,)
)

THE INHABITANTS OF THE TOWN)
OF ENFIELD, A Municipality of)
The State of Maine located in)
Penobscot County,)
)

THE INHABITANTS OF THE TOWN)
OF FRANKFORT, A Municipality of)
The State of Maine located in)
Waldo County,)
)

THE INHABITANTS OF THE TOWN)
OF GLENBURN, A Municipality of)
The State of Maine located in)
Penobscot County,)
)

THE INHABITANTS OF THE TOWN)
OF GOULDSBORO, A Municipality)
Of the State of Maine located in)
Hancock County,)
)

THE INHABITANTS OF THE TOWN)
OF GREENBUSH, A Municipality)
Of the State of Maine located in)
Penobscot County,)
)

THE INHABITANTS OF THE TOWN)
OF HANCOCK, A Municipality)
Of the State of Maine located in)
Hancock County,)
)

THE INHABITANTS OF THE TOWN)
OF HAYNESVILLE, A Municipality)
Of the State of Maine located in)
Aroostook County)
)

THE INHABITANTS OF THE TOWN)
OF HERMON, A Municipality of the)
State of Maine located in Penobscot)
County,)
)

THE INHABITANTS OF THE TOWN)
OF HOWLAND , A Municipality of)
The State of Maine located in)
Penobscot County,)
)
THE INHABITANTS OF THE TOWN)
OF JACKSON , A Municipality of)
The State of Maine located in Waldo)
County,)
)
THE INHABITANTS OF THE TOWN)
OF KENDUSKEAG , A Municipality of)
The State of Maine located in)
Penobscot County,)
)
THE INHABITANTS OF THE TOWN)
OF LAGRANGE , A Municipality of)
The State of Maine located in)
Penobscot County,)
)
THE INHABITANTS OF THE TOWN)
OF LAMOINE , A Municipality of)
The State of Maine located in)
Hancock County,)
)
THE INHABITANTS OF THE TOWN)
OF LINCOLN , A Municipality of)
The State of Maine located in)
Penobscot County,)
)
THE INHABITANTS OF THE TOWN)
OF MAXFIELD , A Municipality of)
The State of Maine located in)
Penobscot County,)
)
THE INHABITANTS OF THE TOWN)
OF MEDFORD , A Municipality of)
The State of Maine located in)
Piscataquis County,)
)
THE INHABITANTS OF THE TOWN)
OF MEDWAY , A Municipality of)
The State of Maine located in)
Penobscot County,)
)
THE INHABITANTS OF THE TOWN)
OF MILFORD , A Municipality of)
The State of Maine located in)
Penobscot County,)
)

THE INHABITANTS OF THE TOWN)
OF MILBRIDGE, A Municipality)
 Of the State of Maine located in)
 Washington County,)
)
THE INHABITANTS OF THE TOWN)
NEWBURGH, A Municipality of the)
 State of Maine located in Penobscot)
 County,)
)
THE INHABITANTS OF THE CITY)
OLD TOWN, A Municipality of the)
 State of Maine located in Penobscot)
 County,)
)
THE INHABITANTS OF THE TOWN)
OF ORLAND, A Municipality of the)
 State of Maine located in Hancock)
 County,)
)
THE INHABITANTS OF THE TOWN)
OF ORRINGTON, A Municipality)
 Of the State of Maine located in)
 Penobscot County)
)
THE INHABITANTS OF THE TOWN)
OF PASSADUMKEAG, A Municipality)
 Of the State of Maine located in)
 Penobscot County)
)
THE INHABITANTS OF THE TOWN)
OF PENOBSBOT, A Municipality of)
 The State of Maine located in)
 Hancock County,)
)
COUNTY COMMISSIONERS OF)
PENOBSBOT COUNTY, A Body Politic)
 Located in The State of Maine,)
)
COUNTY COMMISSIONERS OF)
PISCATAQUIS COUNTY, A Body)
 Politic Located in the State of Maine,)
)
THE INHABITANTS OF THE TOWN)
OF PLYMOUTH, A Municipality of)
 The State of Maine located in)
 Penobscot County,)
)
)
)
)

THE INHABITANTS OF THE TOWN)
OF PROSPECT , A Municipality of)
The State of Maine located in)
Waldo County,)
)
THE INHABITANTS OF THE TOWN)
OF SEARSPORT , A Municipality of)
The State of Maine located in)
Waldo, Maine,)
)
THE INHABITANTS OF THE TOWN)
OF STETSON , A Municipality in the)
State of Maine located in Penobscot)
County,)
)
THE INHABITANTS OF THE TOWN)
OF STOCKTON SPRINGS , A)
Municipality in the State of Maine)
Located in Waldo County,)
)
THE INHABITANTS OF THE TOWN)
OF STONINGTON , A Municipality)
In the State of Maine Located in)
Hancock County,)
)
THE INHABITANTS OF THE TOWN)
OF VEAZIE , A Municipality in the)
State of Maine Located in Penobscot)
County,)
)
THE INHABITANTS OF THE TOWN)
WARREN , A Municipality in the State)
Of Maine Located in Knox County,)
)
THE INHABITANTS OF THE TOWN)
OF WILLIMANTIC , A Municipality)
In the State of Maine located in)
Piscataquis County)
)
THE INHABITANTS OF THE TOWN)
OF WINN , A Municipality in the State)
Of Maine located in Penobscot County)
)
THE INHABITANTS OF THE TOWN)
OF WINTER HARBOR , A Municipality)
In the State of Maine located in)
Hancock County)
)
)
)
)

THE INHABITANTS OF THE TOWN)
OF WINTERPORT, A Municipality)
Of the State of Maine located in)
Waldo County)
Parties-In-)
Interest)
)

Plaintiff, Penobscot Energy Recovery Company, Limited Partnership
 ("PERC"), hereby complains against Defendant Eagle Point Energy Center, LLC
 ("EPEC") as follows:

PARTIES

1. PERC is a Maine Limited Partnership with a principal place of business in the Town of Orrington, County of Penobscot, State of Maine.
2. EPEC is a Maine Limited Liability Company with a principal place of business in the Town of Orrington, County of Penobscot, State of Maine.
3. The Inhabitants of the Town of Burnham, a body corporate and politic, located in the County of Waldo, State of Maine ("Burnham").
4. The Inhabitants of the Town of Deer Isle, a body corporate and politic, located in the County of Hancock, State of Maine ("Deer Isle").
5. The Inhabitants of the Town of East Millinocket, a body corporate and politic, located in the County of Penobscot, State of Maine ("East Millinocket").
6. The Inhabitants of the Town of Eastbrook, a body corporate and politic, located in the County of Hancock, State of Maine ("Eastbrook").
7. The Inhabitants of the Town of Edinburgh, a body corporate and politic, located in the County of Penobscot, State of Maine ("Edinburgh").

8. The Inhabitants of the City of Ellsworth, a body corporate and politic, located in the County of Hancock, State of Maine ("Ellsworth").
9. The Inhabitants of the Town of Enfield, a body corporate and politic, located in the County of Penobscot, State of Maine ("Enfield").
10. The Inhabitants of the Town of Frankfort, a body corporate and politic, located in the County of Waldo, State of Maine ("Frankfort").
11. The Inhabitants of the Town of Glenburn, a body corporate and politic, located in the County of Penobscot, State of Maine ("Glenburn").
12. The Inhabitants of the Town of Gouldsboro, a body corporate and politic, located in the County of Hancock, State of Maine ("Gouldsboro").
13. The Inhabitants of the Town of Greenbush, a body corporate and politic, located in the County of Penobscot, State of Maine ("Greenbush").
14. The Inhabitants of the Town of Hancock, a body corporate and politic, located in the County of Hancock, State of Maine ("Hancock").
15. The Inhabitants of the Town of Haynesville, a body corporate and politic, located in the County of Aroostook, State of Maine ("Haynesville").
16. The Inhabitants of the Town of Hermon, a body corporate and politic, located in the County of Penobscot, State of Maine ("Hermon").
17. The Inhabitants of the Town of Howland, a body corporate and politic, located in the County of Penobscot, State of Maine ("Howland").
18. The Inhabitants of the Town of Jackson, a body corporate and politic, located in the County of Waldo, State of Maine ("Jackson").

19. The Inhabitants of the Town of Kenduskeag, a body corporate and politic, located in the County of Penobscot, State of Maine ("Kenduskeag").
20. The Inhabitants of the Town Lagrange, a body corporate and politic, located in the County of Penobscot, State of Maine ("Lagrange").
21. The Inhabitants of the Town of Lamoine, a body corporate and politic, located in the County of Hancock, State of Maine ("Lamoine").
22. The Inhabitants of the Town of Lincoln, a body corporate and politic, located in the County of Penobscot, State of Maine ("Lincoln").
23. The Inhabitants of the Town of Maxfield, a body corporate and politic, located in the County of Penobscot, State of Maine ("Maxfield").
24. The Inhabitants of the Town of Medford, a body corporate and politic, located in the County of Piscataquis, State of Maine ("Medford").
25. The Inhabitants of the Town of Medway, a body corporate and politic, located in the County of Penobscot, State of Maine ("Medway").
26. The Inhabitants of the Town of Milford, a body corporate and politic, located in the County of Penobscot, State of Maine ("Milford").
27. The Inhabitants of the Town of Milbridge, a body corporate and politic, located in the County of Washington, State of Maine ("Milbridge").
28. The Inhabitants of the Town of Newburgh, a body corporate and politic, located in the County of Penobscot, State of Maine ("Newburgh").
29. The Inhabitants of the City of Old Town, a body corporate and politic, located in the County of Penobscot, State of Maine ("Old Town").

30. The Inhabitants of the Town of Orland, a body corporate and politic, located in the County of Hancock County, State of Maine ("Orland").
31. The Inhabitants of the Town of Orrington, a body corporate and politic, located in the County of Penobscot, State of Maine ("Orrington").
32. The Inhabitants of the Town of Passadumkeag, a body corporate and politic, located in the County of Penobscot, State of Maine ("Passadumkeag").
33. The Inhabitants of the Town of Penobscot, a body corporate and politic, located in the County of Hancock, State of Maine ("Town of Penobscot").
34. The County Commissioners of Penobscot County, Maine ("Penobscot County"), are a body corporate and politic located in Penobscot County, Maine.
35. Penobscot County is authorized to provide or contract for municipal services for the residents of the unorganized territory within its county, including solid waste management.
36. The County Commissioners of Piscataquis County, Maine ("Piscataquis County") are a body corporate and politic located in Piscataquis County, Maine.
37. Piscataquis County is authorized to provide or contract for municipal services for the residents of the unorganized territory within its county, including solid waste management.
38. The Inhabitants of the Town of Plymouth, a body corporate and politic, located in the County of Penobscot, State of Maine ("Plymouth").
39. The Inhabitants of the Town of Prospect, a body corporate and politic, located in the County of Waldo, State of Maine ("Prospect").

40. The Inhabitants of the Town of Searsport, a body corporate and politic, located in the County of Waldo, State of Maine ("Searsport").
41. The Inhabitants of the Town of Stetson, a body corporate and politic, located in the County of Penobscot, State of Maine ("Stetson").
42. The Inhabitants of the Town of Stockton Springs, a body corporate and politic, located in the County of Waldo, State of Maine ("Stockton Springs").
43. The Inhabitants of the Town of Stonington, a body corporate and politic, located in the County of Hancock, State of Maine ("Stonington").
44. The Inhabitants of the Town of Veazie, a body corporate and politic, located in the County of Penobscot, State of Maine ("Veazie").
45. The Inhabitants of the Town of Warren, a body corporate and politic, located in the County of Knox, State of Maine ("Warren").
46. The Inhabitants of the Town of Willimantic, a body corporate and politic, located in the County of Piscataquis, State of Maine ("Willimantic").
47. The Inhabitants of the Town of Winn, a body corporate and politic, located in the County of Penobscot, State of Maine ("Winn").
48. The Inhabitants of the Town of Winter Harbor, a body corporate and politic, located in the County of Hancock, State of Maine ("Winter Harbor").
49. The Inhabitants of the Town of Winterport, a body corporate and politic, located in the County of Waldo, State of Maine ("Winterport").
50. Burnham, Deer Isle, East Millinocket, Eastbrook, Edinburgh, Ellsworth, Enfield, Frankfort, Glenburn, Gouldboro, Greenbush, Hancock, Haynesville, Hermon, Howland, Jackson, Kenduskeag, Lagrange, Lamoine, Lincoln,

Maxfield, Medford, Medway, Milford, Milbridge, Newburgh, Old Town, Orland, Penobscot, Penobscot County, Piscataquis County, Plymouth, Prospect, Searsport, Stetson, Stockton Springs, Stonington, Veazie, Warren, Willimantic, Winn, and Winter Harbor will collectively be referenced herein as the “Contracting Municipalities”.

FACTUAL ALLEGATIONS

51. PERC developed the waste-to-energy facility located at 29 Industrial Way, Orrington, Maine (“Orrington Facility”), and owned and operated that facility until late 2023.

52. Certain assets owned by PERC were sold at auction in late 2023 (“Auctioned Assets”) at the behest of 36th Street Capital Partners, LLC, a PERC creditor holding certain security interests in the Auctioned Assets.

53. The Auctioned Assets are listed in the Keenan Auction listing attached hereto as Exhibit A.

54. The sale transaction consummated at the Keenan Auction did not involve the transfer of any interests in PERC itself.

55. The sale transaction consummated at the Keenan Auction did not involve the sale or transfer of any of the contractual rights or obligations of PERC.

56. The only assets transferred as a result of the Keenan Auction were the assets in which 36th Street Capital Partners, LLC had an interest and that were listed in the auction listing.

57. EPEC is the current owner of the Auctioned Assets.

Waste Disposal Agreements

58. In the course of operating the Orrington Facility, PERC entered into Waste Disposal Agreements (“WDAs”) with various municipalities that governed disposal of certain types of Municipal Solid Waste (“MSW”), designated as “Acceptable Waste”, at the Orrington Facility and the fees to be charged for that disposal.

59. The WDAs obligated the relevant municipalities to dispose of all of the Acceptable Waste within their control through PERC.

60. Pursuant to the regulations governing the disposal of MSW and PERC’s licensure, PERC is permitted to send solid waste to an alternate facility when it is unable to process the waste itself.

61. Such solid waste is known as “bypass waste”.

62. In the event their waste is being bypassed, PERC’s customers still pay PERC’s tipping fee pursuant to the WDAs, and PERC arranges for disposal at the relevant alternate facility as appropriate.

63. At the time of the auction referenced above, PERC still had valid WDAs in place with its governmental customers, specifically, the Contracting Municipalities.

64. Prior to the sale of the Auctioned Assets, the Orrington Facility had stopped processing and combusting waste and the MSW subject to the WDAs was being bypassed.

65. At no time since EPEC has taken control of the Auctioned Assets has EPEC resumed waste processing or combustion at the Orrington Facility.

66. In February, 2024, in letters sent out to the Contracting Municipalities as well as other municipalities who had been disposing of their MSW through PERC, EPEC stated that it acquired all of the assets of PERC. Attached hereto as Exhibit B is a true and accurate copy of such a letter from EPEC to the Town of Burnham.

67. EPEC did not acquire all of the assets of PERC, which fact was known to EPEC when the February, 2024, letters were sent out. *See also infra discussion of Excluded Assets.*

68. EPEC also stated, in the above-referenced letter, that EPEC obtained PERC's rights under the WDAs as part of its asset acquisition.

69. PERC's rights pursuant to the WDAs were not among the Auctioned Assets, nor had PERC assigned its rights pursuant to the WDAs to EPEC or any other party at the time of the February, 2024, letter to the Contracting Municipalities.

70. EPEC's statement as described in paragraph 20, was false, and EPEC knew it was false, or was reckless as to its truth or falsity, at the time the statement was made.

71. EPEC also stated, in its February, 2024, letter, that as part of EPEC's acquisition of PERC assets it "assumed the rights and obligations [of PERC] under the Solid Waste Disposal Agreement" with the Contracting Municipalities.

72. Contrary to the statement in the preceding paragraph, EPEC did not contractually assume PERC's obligations pursuant to the WDAs.

73. EPEC knew the representations to the Contracting Municipalities, as described in Paragraph 23, were false when they were made or was reckless as to their truth or falsity.

74. The implication of the statements in EPEC's February, 2024, letters to the municipalities was that EPEC had taken all legal steps necessary to stand in PERC's shoes with respect to the WDAs and had the right to enforce and administer those contracts and receive the tipping fees due pursuant to the contracts.

75. As noted above, EPEC had not, in fact, obtained any legal rights to the WDAs through purchase, assignment, or other operation of law.

76. Furthermore, EPEC had not received a solid waste license for the Orrington Facility at the time the letter was sent, which license is a prerequisite for any facility purporting to handle, process, or bypass solid waste in Maine.

77. On information and belief, EPEC continued to make the above misrepresentations to the Contracting Municipalities in person and in other writings after the February, 2024, letters.

78. At the time of the February, 2024, letter, PERC was still the entity contractually entitled to receive the tipping fees set forth in the WDAs for the disposal of its customers' Acceptable Waste and to receive all other contractual benefits available pursuant to the WDAs.

79. The WDAs with the Contracting Municipalities continue to be in effect.

80. The WDAs between PERC and the Contracting Municipalities involve the disposal of approximately 31,000 tons of MSW annually, at a cost to the Contracting Municipalities of more than \$2.5 million in funds annually.

81. The WDAs contain a provision that imposes a significant monetary penalty on the Contracting Municipalities for failing to dispose of their MSW with PERC.

82. EPEC's misrepresentations, as described herein and as will be proved at trial, were intentionally made for the purpose of interfering with PERC's contractual relationships with its customers and to induce them, through deception, to start paying EPEC the tipping fees due pursuant to the WDAs and otherwise treat EPEC having stepped into PERC's shoes with respect to the WDAs.

83. EPEC in fact interfered with PERC's contractual relationships with its municipal customers as intended, as they justifiably relied on EPEC's misrepresentations.

84. PERC has taken steps to reassert its rights pursuant to the WDAs, including communications with its municipal customers, including the Contracting Municipalities.

85. PERC has demanded that EPEC cease and desist in its actions in interfering with their contractual relationships with its former customers.

86. EPEC has refused to do so and continues to claim to the Towns, falsely, that PERC's customers are "EPEC contract communities".

87. EPEC also originally stated that the municipalities would obtain benefits by working with EPEC because it will resume full waste-to-energy operation in 2025.

88. EPEC knew or should have known that it was highly unlikely that full waste-to-energy operations would resume in 2025 at the Orrington Facility under its ownership.

89. EPEC continues to make knowingly or recklessly false representations about the likelihood that the Orrington Facility will open in the relatively near future for the purpose, *inter alia*, of inducing PERC's customers, including the Contracting Municipalities, to continue to bypass their waste through EPEC rather than PERC.

90. EPEC has also made other false statements about PERC in an attempt to interfere with PERC's relationships with its customers.

91. Solid waste processing facilities that receive MSW are receiving deliveries of unknown materials that are mixed together in the course of trash collection, storage, and delivery to the facility.

92. An inherent risk in operating a solid waste facility is receipt of flammable materials or materials that, when combined, create a fire risk.

93. When in control of the Orrington Facility, PERC had an operational fire suppression system and staffed the facility so there was twenty-four-hour staffing for fire watch and equipment monitoring.

94. When the Orrington Facility was operating, MSW was delivered to the facility's tipping floor, where the waste was collected and then went through processing and conversion to energy through combustion.
95. There was typically waste on the tipping floor, even when the facility was operating, which needed to be managed for risk, including fire risk.
96. When PERC was no longer able to burn the waste being delivered to the Orrington Facility, certain MSW that had been delivered to the facility in the ordinary course of PERC operations remained in the facility with the knowledge of the governing regulatory authority.
97. PERC managed the waste on the tipping floor as appropriate while it was in control of the facility, including managing the fire risk posed by the waste, and successfully prevented any burning from getting out of control, on occasion with the assistance of the Orrington Fire Department.
98. The Orrington Facility was listed, shown, and sold with full disclosure of the fact that there was MSW on the tipping floor. True and accurate copies of photos published in connection with the Keenan Auction are attached hereto as Exhibits C and D.
99. EPEC was well aware of the existence of the MSW on the tipping floor when it purchased the facility and was well aware of the fire risk posed by the material.
100. As of October, 2024, EPEC and its predecessors had been in control of the Orrington Facility for nearly eleven months and failed either to restart the

plant to convert the MSW to energy or to otherwise remove the bulk of the remaining MSW from the tipping floor of the facility.

101. On information and belief, EPEC decided not to remove the MSW from the facility to a landfill for business reasons, including keeping it for use as potential fuel rather than paying for disposal.

102. Furthermore, on information and belief, after taking control of the Orrington Facility, EPEC accepted additional unlicensed waste, including waste with high BTU content, that it stored at the facility.

103. EPEC also failed to maintain the fire systems and staffing levels required to manage the presence of the MSW at the Orrington Facility.

104. A fire broke out at the Orrington Facility on or about September 30, 2024, which was contained with the assistance of the Orrington Fire Department.

105. After being informed of the significant risks of another fire, EPEC specifically refused to provide overnight monitoring of the situation.

106. On or about October 1, 2024, a much larger fire broke out at the unstaffed Orrington Facility.

107. That fire was difficult to extinguish, even more so due to the lack of EPEC staff present to assist.

108. Despite these facts, EPEC released statements to the media that it was PERC's "improper disposal" of waste at the plant, almost a year prior, that caused the fire.

109. These statements were false and were intended to further interfere with PERC's beneficial business relationships with its municipal customers and others at a time when PERC is attempting to battle EPEC's appropriation of its contracts.

110. As is regularly communicated to the Contracting Municipalities, PERC remains willing and able to administer bypass waste for the Contracting Communities, and is indeed doing so for certain municipalities by means of an agency agreement.

111. As a proximate result of EPEC's misrepresentations, a significant percentage of the Contracting Municipalities continue to bypass their waste through EPEC, rather than through PERC as required by the WDAs, resulting in significant monetary damages to PERC.

Excluded Assets

112. At the time it took control of the Orrington Facility, EPEC was aware or should have been aware that inventory belonging to PERC with a value of more than \$2,000,000 remained at the Orrington Facility ("Excluded Assets").

113. Shortly after taking control of the facility, EPEC was specifically informed that certain items on site did not belong to EPEC, and EPEC acknowledged that fact.

114. Despite this, on information and belief, EPEC has exercised dominion over the Excluded Assets, including selling some of them without transferring the proceeds to PERC.

115. These actions have caused PERC to suffer damages.

COUNT I
DECLARATORY JUDGMENT

116. Plaintiff restates the allegations set forth in paragraphs 1-115 as if set forth fully herein.

117. There is a justiciable controversy between the parties as to their respective legal rights as set forth herein.

WHEREFORE, Plaintiff respectfully requests that the Court issue a judgment adjudicating and declaring the parties' rights as follows:

- A. EPEC never obtained legal standing to step into PERC's shoes with respect to the WDAs;
- B. EPEC was not entitled to receive tipping fees or any other fees from the municipalities pursuant to the WDAs at any time; and
- C. The Excluded Assets, including any proceeds obtained by EPEC through their sale, belong to PERC, and that those assets, including any proceeds must be turned over to PERC.

Plaintiff also respectfully requests that, based on the evidence at trial, the Court grant such other relief the Court deems just and equitable or to which Plaintiff may be legal entitled in light of the declaratory judgment issued by the Court.

COUNT II
INTENTIONAL INTERFERENCE WITH ADVANTAGEOUS BUSINESS
RELATIONSHIPS (LEGAL AND EQUITABLE RELIEF SOUGHT)

118. Plaintiff restates the allegations set forth in paragraphs 1-117 as if set forth fully herein.

119. PERC had valid WDAs with its customers.

120. EPEC interfered with those contracts through fraud.

121. EPEC's interference has caused and continues to cause damages to PERC.

122. EPEC has received and continues to receive payments from the Contracting Municipalities pursuant to the WDAs as a result of its fraud and under circumstances that render it inequitable for Defendant to retain or otherwise benefit from the net proceeds received from said WDAs.

123. Defendant would be unjustly enriched to the detriment of both Plaintiff and the Contracting Municipalities if it were permitted to retain or benefit from the net proceeds received from the WDAs or any proceeds from any sale of any other Excluded Assets.

124. EPEC's interference with the WDAs was done with ill will or conduct so outrageous that malice towards PERC can be implied.

WHEREFORE, Plaintiff demands judgment in its favor on Count II of the Complaint awarding Plaintiff compensatory damages, punitive damages, costs, and interest, and such other relief to which Plaintiff is entitled by law. Furthermore, Plaintiffs respectfully request that the relief granted in this case include:

- A. Imposition of a constructive trust on all net proceeds received from EPEC as a result of its administration of the WDAs or from the Excluded Assets, including imposition of a constructive trust on any assets of EPEC or other relevant parties that were acquired or enhanced by receipt of said net proceeds or to which any of said net proceeds can be traced;
- B. Disgorgement of said net proceeds and any property subject to the constructive trust;
- C. An accounting of the receipt and use of said net proceeds;
- D. Appointment of a receiver to administer the WDAs pending final resolution upon appropriate interim findings by the Court and otherwise to administer or exercise control over other EPEC assets to achieve equity in this matter as may be needed at the conclusion of this case; and
- E. Any other relief the Court deems just and equitable, including an award of costs and interests.

COUNT III CONVERSION

125. Plaintiff restates the allegations set forth in paragraphs 1-124 as if set forth fully herein.

126. Plaintiff has a property interest in the Excluded Assets.

127. At all times relative to this Complaint, Plaintiff has had the right to possession of the Excluded Assets.

128. Defendant has wrongfully asserted control over the Excluded Assets, including sale proceeds, after being informed of Plaintiff's rights to the Excluded Assets.

129. Defendant's actions have caused Plaintiff to suffer damages.

130. Defendant's actions were taken with malice.

WHEREFORE, Plaintiff demands judgment in its favor on Count III of this Complaint ordering Defendant to turn over the Excluded Assets and any proceeds obtained therefrom, or, in the alternative, to compensate Plaintiff for their value, to award Plaintiff punitive damages, its costs and interest, and to award any other relief the Court deems just and equitable or to which Plaintiff is entitled by law.

Dated this 12th day of June, 2025

/s/ Teresa M. Cloutier
Teresa M. Cloutier, Esq.
Bar No. 8357
Counsel for Plaintiff

Cloutier | Carrillo
P.O. Box 224
Augusta, ME 04332
(207) 430-8010
teresa@cclawme.com

Month of January 2026									
-----------------------	--	--	--	--	--	--	--	--	--

Tax Year	FY Total Abatements	FY Total Supplemental Bills	Total Commitment	Monthly Revenue	Balance	Percent Collected	Percent Collected Last Year
FY22/OLDER	\$ 184.33			\$ -	\$ 25,412.85		
FY23	\$ 101.20		\$ 9,211,729.23	\$ -	\$ 30,497.49		
FY24			\$ 10,704,302.46	\$ 21,500.83	\$ 99,809.41		
FY25			\$ 11,614,025.40	\$ 17,218.08	\$ 233,748.50	97.99%	97.65
FY26		\$ 6,178.20	\$ 12,628,010.24	\$ 145,127.62	\$ 6,251,102.78	50.50%	51.11
FY27				\$ 1,608.80	\$ (3,422.13)		
Total	\$ 285.53	\$ 6,178.20					
TOTAL MONTHLY REVENUE				\$ 185,455.33			

COMMENTS:

This month there were 250 tax receipts processed in our office.

In January we also submitted our Quarterly Census Bureau Tax Report for the 4th quarter of 2025.

This process provides info on tax revenue in its various forms, collected by state and local governments, acting as a key indicator for the national economy and fiscal health.

Respectfully Submitted,

Tracie L. York, Tax Collector

Excise Collection		% Collected	Last Year	% Col Last Year
	Motor Vehicle	\$ 81,734.14	\$ 94,799.21	Est FY 25 \$ 1,000,000 9.48%
	Boat	\$ 96.00	\$ 6.00	
	Aircraft	\$ -	\$ -	
Total this month		\$ 81,830.14	\$ 94,805.21	
FY 2026 Excise Total		\$ 689,492.41		