



**1. Fire-EMS Building Update**

I met with Port City Architecture and our Fire/EMS team to discuss the next steps for the new Fire/EMS facility. Port City provided us with an example Request for Qualifications (RFQ) for engaging a Construction Manager at Risk (CMAR), which will be an important tool as we prepare to move the project forward.

Port City does not recommend hiring an Operations Manager (OM) for this project. Because OMs typically charge a percentage of construction costs, this could amount to an estimated \$300,000 on a \$7 million project. Based on Port City's experience, the CMAR model, combined with Port City's project management and the on-site involvement of our Fire/EMS Chief, will provide strong and sufficient oversight without the added cost of an OM.

I have also reached out to Senator Susan Collins' office regarding our federal funding. We are awaiting the official agreement, which must be signed before we can formally proceed with the project. Until we receive that notification, we are limited in the steps we can take.

In addition, I have contacted Robert Nadeau at USDA to learn more about their loan programs that may support the project's financing. My next step will be to speak with the Maine Municipal Bond Bank to better understand our options as we develop a comprehensive funding plan.

**2. Women Leading Government Monthly Meeting**

Attended the monthly board meeting.

**3. Warehouse Sports Complex Meeting**

Maine Department of Transportation (MDOT) has reversed its earlier position and is now requiring sidewalks as part of the Warehouse Sports Complex project, both along the facility's entrance road located on Dexter Street leading to the Route 1 signalized intersection. Town staff have reiterated that we do not support promoting pedestrian activity in this area due to safety concerns and because it is not a logical pedestrian destination.

MDOT is citing changes to state law in 2023 as the basis for its authority, but it remains unclear whether this supersedes municipal home rule. The developer must submit a preliminary sidewalk design before MDOT will issue a permit, and an appeal of the requirement cannot occur until after permit issuance.

Given the cost implications and potential precedent for future projects, staff recommends seeking legal guidance on MDOT's authority under the new statute.

**4. Harbor Committee**

Met with the Harbor Committee in preparation of next year's budget.

**5. Academy Trustees**

Met with the Academy Trustees in preparation of next year's budget.

**6. Employee Meetings**

Met with Marina Friel, Courtney Farnum, Lindsey Junkins, Kristine Wagstaff, Maureen Kolvek, Eric Quatrano, and Jodell Benson.

**7. Other**

- Finalized the Citizen Satisfaction Survey Report
- Wrapping up the service contract for the Community Navigator grant
- Researching what other municipalities offer for health insurance and opt-out payments.