



Long Creek Watershed Management District Board of Directors Meeting

Agenda: November 8, 2023, 1:00p.m. to 2:30p.m.

Location: Cumberland County Soil & Water Conservation District, 35 Main Street, Suite #3, Windham, Maine or [Click here to join the meeting](#) on Microsoft Teams

Time	Agenda Item	Attachment	Page(s)
9:00 — 9:05	1. Call to Order		
9:05 — 9:10	2. Minutes: October 26, 2023, Board Meeting <i>Proposed Motion: Motion to approve the October 26, 2023, Board meeting minutes.</i>	Attachment A	1 — 8
9:10 — 9:20	3. South Branch Stormwater BMP Retrofits Project a. Performance Guarantees and Escrow <i>Proposed Motion: Motion to authorize the Treasurer to approve and the Executive Director to sign checks for any performance guarantees, escrow funds, and other expenses required by the City of South Portland to proceed with the project.</i> b. Stormwater Management System Maintenance Agreement		
9:20 — 9:30	4. Private BMP Incentive Program Application, Longcreek Properties, LLC and S & J Properties, LLC, SWiM Equipment: <i>Proposed Motion: Motion to award \$33,058.43 to Longcreek Properties, LLC and S & J Properties, LLC and \$10,553.38 to Outdoor Service Company, Inc., for a total of \$43,611.81, for the purchase of winter maintenance equipment pertaining to low-chloride winter maintenance practices in accordance with the proposal and scoring sheet with conditions included as Attachment B to today's Board agenda.</i>	Attachment B	9 — 16
9:30 — 9:40	5. Executive Session – Personnel Matter (re: Annual Performance Review): <i>Proposed Motion: Motion that the Board go into executive session under 1 M.R.S. § 405(6)(A) to discuss a personnel matter where public discussion could reasonably be expected to damage the employee's reputation or violate his/her right to privacy.</i>		
9:40 — 9:50	6. Discussion, Financial Modeling	Attachment C	17 — 22
9:50 — 9:55	7. Public Comment(s)		
9:55 — 10:00	8. Next Meeting	Attachment D	23
10:00	9. Adjourn		

ATTACHMENT A



Long Creek Watershed Management District Board of Director's Meeting

Minutes from October 26, 2023, Meeting

Location: Gorrill Palmer, 300 Southborough Drive, Suite 200, 2nd Floor, South Portland, Maine
or [Click here to join the meeting](#) on Microsoft Teams

1. **Call to Order:** Mr. Dillon called the meeting to order at 9:02a.m.
2. **Roll Call:**
 - a. Attendance: Angela Blanchette, Curtis Bohlen, Peter Connell, Fred Dillon, Cindy Dionne, Sean Donohue, Brian Goldberg, Will Haskell, Jason Kenney, Ron Lessard, Doug Roncarati
 - b. Absent: Eric Dudley, Richard Matthews, Taryn Trefethen-Boileau
 - c. Staff/Guests: Peter Carney (Long Creek Watershed Management District); Jim Katsiaficas, Esq. (Perkins Thompson); Joe Siviski, Esq. (Perkins Thompson) (joined remotely at 9:50a.m.); Chris Brewer (Cumberland County Soil & Water Conservation District)
3. **Review of Board Meeting Minutes:**
 - a. The Board reviewed the minutes from the August 3, 2023, meeting.
 - b. **Mr. Haskell made a motion to approve the August 3, 2023, Board meeting minutes. Mr. Lessard seconded the motion. The motion carried unanimously.**
4. **Treasurer's Report:**
 - a. Mr. Bohlen reviewed the September Financial Report and requested additional information from Mr. Brewer on the accounts receivable report.
 - b. Mr. Brewer advised that late payment collection is ongoing and automated reminders are now being sent from QuickBooks to request payments.
5. **Amendments to Landscaping Services Agreement, Maritime Farms & Land Management, LLC; Pavement Sweeping Services Agreement, Maritime Farms & Land Management, LLC; Catch Basin Inspection and Cleaning Services Agreement, ACV Enviro, Inc.; BMP Inspection and Maintenance Services Agreement, Sterling Stormwater Maintenance Services, LLC; and Water Quality Monitoring Services Agreement, GZA GeoEnvironmental, Inc.:**
 - a. Mr. Carney noted that the five Services Agreements before the Board today, for which amendments are proposed, were entered into in 2021 for services in the 2021, 2022, and 2023 calendar years.
 - b. The terms of the five agreements provided that the Agreements may be extended for up to two additional one-year terms, calendar years 2024 and 2025, subject to the mutual agreement of the parties on pricing and the scope of work for each extension year.
 - c. Mr. Carney requested proposals from each of the respective contractors to extend the terms of the Agreements to include the 2024 calendar year.
 - d. Mr. Carney noted that extension of any of the Agreements is subject to mutual agreement of the parties and the Board can accept or reject any or all of the proposals, with the alternative being putting out to bid public requests for proposals.

- e. Mr. Carney asked the Board to turn its attention to Attachment C to today's Board agenda which summarizes the proposal costs and provides costs under the current contracts for the most recent year with the most similar scope of work.
- f. Mr. Carney noted that the catch basin cleaning, BMP inspection and maintenance, and water quality monitoring proposals are mostly straightforward percentage increases over the current contract prices.
- g. Mr. Carney explained the landscaping and pavement sweeping proposals include more notable cost increases.
- h. The proposed landscaping costs include a combination of general increases for some tasks, revisions to the scope of work for 2024, and an \$14,802.50 increase for cutting vegetation at the end of year the year in each of the three large gravel wetland projects managed by the District.
- i. The contractor underestimated the level of effort required to cut the gravel wetland vegetation, bundle and load the vegetation, and deliver it for disposal at the ecomaine trash to energy plant to be incinerated, when costs were developed for the current contract. The cost increase is based on the contractor's actual level of effort requiring three staff members, for eight hours each, for three days, per project.
- j. With respect to the pavement sweeping contract, Mr. Carney noted that the substantial price increase was related to additional sweeping equipment acquired by the contractor, increased maintenance costs for the sweeping equipment, and the poor condition of pavement on some properties.
- k. Mr. Carney further noted that he had discussed with the contractor possible ways of completing the spring sweep, the first sweep after winter which includes cleanup of numerous snow dumps, faster. It currently requires about six weeks to complete the spring sweep, which is longer than Participating Landowner expectations.
- l. Mr. Carney advised that no reasonable solution could be devised with the contractor to shorten the length of time to complete the spring sweep based on the contractor's available staff and equipment and the unlikelihood that a subcontractor with substantial additional capacity could be engaged for this once-per-year sweeping event.
- m. Mr. Carney offered that the Board might consider increasing the reimbursement to Participating Landowners for pavement sweeping to reflect market rates for Participating Landowners to hire their own contractors. The reimbursement rates are presently capped at the per-acre rate the District pays to its contractor.
- n. Mr. Katsiaficas reviewed the credit provisions in the Participating Landowner Agreements and advised that credits are limited to what the District pays, not by market rates, and that change this would require amending all Participating Landowner Agreements.
- o. Mr. Goldberg said he was not supportive of accepting the level of increases in the catch basin cleaning and pavement sweeping proposals without going through the public request for proposals process.
- p. Mr. Roncarati said he was supportive of the catch basin cleaning proposal, but not the pavement sweeping proposal.

Mr. Haskell left the meeting for another obligation at 9:38a.m.

- q. Mr. Donohue said he agreed that pavement sweeping services should be put out to bid.
- r. Ms. Blanchette said she agreed that the pavement sweeping services should be put out to bid but was supportive of moving forward with the other proposals.

- s. Mr. Bohlen noted that there would be a significant cost to changing monitoring contractors because of the need for a new contractor to familiarize itself with the monitoring program, therefore, the District will probably not get a better price on monitoring.
- t. Mr. Brewer noted that based on Bureau of Labor Statistics standards an increased cost of 15%-18% should be expected.
- u. **Mr. Roncarati made a motion to authorize the Executive Director to enter into amendments to the Landscaping Services Agreement with Maritime Farms & Land Management in an amount not to exceed \$137,799; the Catch Basin Inspection and Cleaning Services Agreement with ACV Enviro, Inc. in an amount not to exceed \$63,566.25; the BMP Inspection and Maintenance Services Agreement with Sterling Stormwater Maintenance Services, LLC in an amount not to exceed \$135,996.95; the Water Quality Monitoring Services Agreement with GZA GeoEnvironmental, Inc. in an amount not to exceed \$64,835; and to extend the term of each of the Agreements to December 31, 2024, in accordance with the attached proposals. Mr. Donohue seconded the motion. The motion carried unanimously.**
- v. The Board declined to approve the amendment to the Pavement Sweeping Services Agreement and requested that Mr. Carney publish a Request for Proposals for future sweeping services. The Board also encouraged Mr. Carney to look at options to increase the speed of spring sweeping, perhaps with multiple contracts.

6. Change Order, R.J. Grondin & Sons, Construction Services Agreement, Maine Mall Fence for Maintenance Area:

- a. Mr. Carney reminded the Board that construction of the South Branch Stormwater BMP Retrofits Project requires that a portion of the project be constructed on GGP-Maine Mall L.L.C.'s property at 350 Philbrook Avenue.
- b. The property at 350 Philbrook Avenue is the location of GGP-Maine Mall L.L.C.'s maintenance pad, over which GGP-Maine Mall L.L.C. agreed to provide an easement to the District to construct the project provided that the District constructed a new maintenance area elsewhere on GGP-Maine Mall L.L.C. property.
- c. GGP-Maine Mall L.L.C. proposed construction of a screened fence in an area of its exiting parking lot for the new maintenance area, a diagram of which is provided as Attachment I to today's Board agenda.
- d. Mr. Carney noted that the District's construction contractor for the South Branch Stormwater BMP Retrofits Project, R.J. Grondin & Sons, will already have a fence subcontractor mobilizing on the site for the purposed of constructing temporary and permanent fences for the construction.
- e. Mr. Carney requested a proposal for a change order to R.J. Grondin & Sons Construction Services Agreement to construct the fence for the new maintenance area on the GGP-Maine Mall L.L.C. property.
- f. **Mr. Goldberg made a motion to authorize the Executive Director to enter into a change order to the Construction Services Agreement with R.J. Grondin and Sons dated August 29, 2023, in an amount not to exceed \$15,704 to construct a fence on the GGP-Maine Mall L.L.C. property, in accordance with the attached proposal. Ms. Blanchette seconded the motion. The motion carried unanimously.**

7. Private BMP Incentive Program Applications:

- a. Mr. Carney advised that an application was received from 75 Darling Preble Street, LLC, a Participating Landowner, under the Private BMP Incentive Program for an award of costs pertaining to engineering services for a proposed porous paver project at 75 Darling Avenue in South Portland.
- b. Mr. Carney reminded the Board that the Private BMP Incentive Program allows applicants to bifurcate proposals into two applications, one for engineering costs and one for construction costs, with payment of awards for engineering costs being made upon the applicant submitting a completed application for construction costs.
- c. Mr. Goldberg said he thought the proposed project would be a good use of program funds.
- d. Mr. Bohlen concurred with Mr. Goldberg, noting this is exactly the type of project the District is trying to encourage.
- e. Mr. Roncarati noted that the plan included in the application shows the dumpster being located on the proposed porous paver area and recommended that the dumpster be relocated.
- f. Mr. Roncarati also inquired as to whether the applicant is aware of the maintenance requirements and costs associated with porous pavers.
- g. Mr. Carney responded that a maintenance plan was provided as part of the application and that he could check with the applicant to make sure it is aware of potential maintenance costs before moving forward if an award is made.
- h. **Mr. Bohlen made a motion to award \$6,060.00 to 75 Darling Preble Street, LLC for engineering costs pertaining to its porous paver project. Mr. Goldberg seconded the motion.**
- i. **Mr. Roncarati offered an amendment to the motion to ensure that the applicant is aware of future maintenance costs and to require that the dumpster be moved away from the porous pavers.**
- j. **Ms. Blanchette made a motion to amend the motion to as suggested by Mr. Roncarati. Mr. Roncarati seconded the motion to amend. The motion to amend carried unanimously.**
- k. **The motion to approve, as amended, carried unanimously.**
- l. Mr. Carney reminded the Board that there have been several discussions at prior Board meetings concerning the desire to award funds under the Private BMP Incentive Program to Participating Landowners to acquire winter maintenance equipment to further encourage low-chloride winter maintenance practices under the Sustainable Winter Management (SWiM) program being implemented by the District.
- m. Mr. Carney noted that Phill Sexton, the District's consultant that implements the SWiM program, had inquired about acquiring winter maintenance equipment for one of the contractors that has been an "early adopter" of SWiM practices on Participating Landowner properties.
- n. Mr. Sexton advised the contractor's implementation of additional SWiM practices is constrained by their current equipment.
- o. Mr. Carney advised that he worked with Mr. Goldberg, the subject Participating Landowner, to bring forward a conceptual Private BMP Incentive Program proposal to acquire winter maintenance equipment for the Participating Landowner's contractor.

- p. As drafted, the proposal contemplates reimbursing the contractor for the three pieces of equipment in the draft proposal, which amounts to \$43,611.81.
- q. Mr. Carney noted this potentially puts the District in an awkward situation where the equipment would be owned by a party that is not a Participating Landowner. Therefore, Mr. Carney suggested that if an award is made it be conditioned upon the equipment being used on Participating Landowner properties for a period of five years, otherwise ownership of the equipment would revert to the District.
- r. There ensued a discussion of ways the ownership issue might be addressed to make the application more palatable for an award of funds.
- s. Mr. Lessard suggested that the proposal be revised to better document the water quality issue related to chloride and to consider what information could be collected that could be used for an education and outreach plan to promote the use of this equipment throughout the watershed.
- t. Mr. Lessard further noted that the costs for implementing SWiM and subsidizing the purchase of related equipment are far less than the cost of constructing a structural BMP, if there was a BMP effective at removing chlorides.
- u. Given the complexity of the issue, there was a consensus that this discussion be continued at the next Board meeting.
- v. Mr. Carney agreed to work with Mr. Goldberg on revising the proposal as suggested by Mr. Lessard and to consider data collection that would benefit education and outreach.

8. Executive Session – Personnel Matter (re: Annual Performance Review): In the interest of time, this item was tabled for consideration at the next Board meeting.

9. Discussion, Financial Modeling:

- a. Mr. Carney reminded the Board that it requested that he and Mr. Brewer model several economic scenarios to determine whether the rates paid to the District by Participating Landowners could be reduced given the cash reserves in the District's savings account.
- b. Mr. Carney advised that he and Mr. Brewer modeled four scenarios, the results of which are included in Attachment L to today's Board agenda.
- c. The four models include: (1) no change in fees; (2) a \$500 per-acre credit for properties certified under the Sustainable Winter Management Program; (3) a one-time credit in the amount of one-half of Fiscal Year 2025 fees; and (4) an across-the-board annual reduction in rates from \$3,000 per acre to \$2,500 acre.
- d. Mr. Carney noted that all four models assume no new construction costs and no grant program and use the forecasted maintenance and monitoring costs shown on page 162 of the supporting materials to today's Board agenda.
- e. Mr. Carney summarized that the models reflect that only the "no change in fees," and perhaps the "one-time credit" options, would be sustainable going into the future.
- f. Mr. Brewer noted that when considering the "ending cash" figures, none take into account the reserve fund under which the District budgets for non-routine maintenance, repair, and replacement of structural Best Management Practices projects.
- g. Mr. Carney advised that he and Mr. Brewer will review the models with the Finance Committee, currently Mr. Bohlen and Mr. Goldberg, and bring forward any recommendations at the next Board meeting.

10. Public Comment(s): None.

11. Next Meeting: Mr. Carney agreed to send a poll to the Board to determine the date of the next meeting.

12. Adjourn: The meeting adjourned at 11:10a.m.

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Board attendance and voting record:

Board Member	Attendance	Approve August 3, 2023, Minutes	Amendment to Landscaping Services Agreement, Maritime Farms & Land Management, LLC	Amendment to Catch Basin Inspection and Cleaning Services Agreement, ACV Enviro, Inc.
Blanchette	Y	Y	Y	Y
Bohlen	Y	Y	Y	Y
Connell	Y	Y	Y	Y
Dillon	Y	Y	Y	Y
Dionne	Y	Y	Y	Y
Donahue	Y	Y	Y	Y
Dudley	N	—	—	—
Goldberg	Y	Y	Y	Y
Haskell	Y	Y	—	—
Kenney	Y	Y	Y	Y
Lessard	Y	Y	Y	Y
Matthews	N	—	—	—
Roncarati	Y	Y	Y	Y
Trefethen-Boileau	N	—	—	—

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Board Member	Amendment to BMP Inspection and Maintenance Services Agreement, Sterling Stormwater Maintenance Services, LLC	Amendment to Water Quality Monitoring Services Agreement, GZA GeoEnvironmental, Inc.	75 Darling Preble Street, LLC Private BMP Incentive Program Award
Blanchette	Y	Y	Y
Bohlen	Y	Y	Y
Connell	Y	Y	Y
Dillon	Y	Y	Y
Dionne	Y	Y	Y
Donahue	Y	Y	Y
Dudley	—	—	—
Goldberg	Y	Y	Y
Haskell	—	—	—
Kenney	Y	Y	Y
Lessard	Y	Y	Y
Matthews	—	—	—
Roncarati	Y	Y	Y
Trefethen-Boileau	—	—	—

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ATTACHMENT B



Private BMP Incentive Program Proposal Form

All questions must be answered with clear and comprehensive data; if necessary, add additional pages.

Applicant Information	
Legal Name of Participating Landowner(s): Longcreek Properties, LLC; S & J Properties, LLC	
Mailing Address: P.O. Box 1123, Portland, Maine 04104	
Project Coordinator: Brian Goldberg	
Phone: (207) 871-1812	Email: briang@bramlie.com

Title, Right, or Interest
<i>Attach documentation (e.g. deed, lease, easement) establishing the applicant's authority to implement the Project. Proposals that do not document adequate title, right, or interest to implement the proposed Project will be rejected.</i>

Project Information		
Project Title: Low-Chloride Winter Maintenance Equipment		
Project Location (street address): 225 Gorham Road, 50 Foden Road, and 80 Foden Road, South Portland		
Site Map: Attach a map showing location of project.	Tax Map(s): 67 (49)	Lot(s): 7, 19 (93)
Project Description:		
<p>The Long Creek Watershed Management Plan (the "Plan") recognizes that elevated chloride levels adversely impact the growth and reproduction of aquatic organisms. A comprehensive data analysis prepared by LCWMD's water quality monitoring consultant indicates that most of the sites in Long Creek monitored for chlorides exceed the U.S. Environmental Protection Agency's ("EPA") aquatic life criteria thresholds.</p> <p>EPA has established a Criterion Continuous Concentration ("CCC") standard which is an estimate of the highest concentration of a pollutant in surface water to which an aquatic community can be exposed indefinitely and a Criterion Maximum Concentration ("CMC") standard which is an estimate of the highest concentration of a material in surface water to which an aquatic community can be exposed briefly without resulting in an unacceptable effect.</p> <p>LCWMD's data analysis reflects that most of the sites in Long Creek monitored for chlorides exceed the CCC threshold approximately 50% of the time during the monitoring season duration which is from early spring to late fall. In addition, one monitoring site exceeds the CMC threshold approximately 10% of the time.</p>		

For years, LCWMD's Board and Staff have investigated means of lowering chloride levels in Long Creek including stormwater treatment options, use of alternative materials, and education and outreach initiatives. Extensive research has not identified any effective means of treating chloride-containing stormwater and has not identified alternative materials that do not result in other adverse water quality impacts. Education and outreach efforts have been hamstrung by contractor's fears of exposure to liability and meeting landowner expectations. The only known effective means of lowering chloride levels in stormwater is through reducing the use and application of winter salt.

This request is for the purchase of winter maintenance equipment for the Participating Landowners and their snow removal contractor Outdoor Service Company, Inc. ("OSC"). The Participating Landowners and OSC have been successfully implementing the LCWMD-sponsored Sustainable Winter Management ("SWiM") program for the past three winter seasons. The subject properties discharge stormwater to the Lower Main Stem and North Branch of Long Creek. Chloride data for the Lower Main Stem and North Branch reflect that chloride levels exceed the CCC for extensive periods of time, and occasionally exceed the CMC in the North Branch.

OSC is presently limited in further reducing the use of chlorides on the Participating Landowners' properties due to limitations of their existing equipment. The equipment for which funding is sought is recommended by WIT Advisers, the consultant that implements the SWiM program. The equipment requested, and the related costs, are as follows:

- **\$7,253.38** for Fisher Tempest Spreader and Trilogly Defense Pre-Wet system (which is 50% of the total cost, the contractor will fund the remaining balance);
- **\$3,300** for Northern Blades Live Edge Kit;
- **\$33,058.43** for Boss Snowrator MAG 50" Plow and attachments.

The spreader will allow for more precise control of application of salt and is capable of accepting installation of a pre-wet system. The pre-wet system prevents rock salt from bouncing off the pavement beyond the intended application area and includes spray nozzles that can be used for spraying brine directly onto the pavement for anti-icing applications. The plow blade uses "live edge" technology, a segmented blade, that adapts to uneven pavement which results in less snow and ice being left behind that would need to be melted with salt. The plow is intended for plowing sidewalks and includes a rotary broom attachment. The rotary broom brushes snow from sidewalks leaving little snow and ice behind that would otherwise be treated with salt. The plow also includes an "Exact Path" drop spreader that precisely drops deicing material and a brine tank to pre-treat and/or post treat surfaces with liquid brine.

If requested funds are awarded, reimbursement will be made to the Participating Landowner for the Boss Snowrator Plow and the plow will be owned by Participating Landowner. Reimbursement for the Fisher Tempest spreader and Northern Blades Live Edge Kit will be made directly to OSC and the spreader and plow blade kit will be owned by OSC. The

proposed award to OSC recognizes OSC’s investment of time and past efforts at implementing SWiM and providing valuable feedback to LCWMD and WIT Advisers. It is anticipated that OSC will use all three pieces of equipment on Participating Landowners’ properties to further evolve SWiM practices on those properties.

Project Team’s Experience:

OSC is a full-service landscaping company in the Sebago Lakes Region and Greater Portland area. OSC has been serving the Sebago Lakes Region and Greater Portland area since 1968. OSC specializes in commercial properties and condominiums. OSC been working with WIT Advisers for the past several winters on implementing SWiM practices. OSC’s snow removal equipment is regularly calibrated and salt output is measured using GIS tracking equipment that provides application rates for each application event. WIT Advisers will work with OSC to implement use of the requested equipment.

Project Consultant(s): Phill Sexton, WIT Advisers

Technical Information: Attach supporting technical information proportional to the scale of the Project that is sufficient to allow the Board to determine the scope of the project, such as: existing conditions plans; proposed conceptual or complete design documents; Basis of Design reports; Grading plans; Stormwater plans and report; and/or Planting plans.

Project Deliverables

Identify Project deliverables and metrics, such as square feet of treated area or expected percent reduction in stormwater pollutants:

OSC serves three Participating Landowner properties including 225 Gorham Road, 50 Foden Road, and 80 Foden Road. Collectively, these three properties have .316 acres of sidewalk area and 5.9 acres of road and parking lot area. The goal of the project is to reduce the use of chlorides on the three subject properties to the minimum possible while maintaining levels of service required by the Participating Landowner and its tenants.

Another goal of the project is for the “demonstration value” of properties that are using best practices related to winter maintenance activities. OSC has been an “early adopter” and the most effective contractor at implementing SWiM principles since the inception of the program. Providing OSC with more advanced equipment will provide the District with an example of best practices that can be held out to encourage more landowners to implement SWiM. Data collected through the use of the requested equipment will be used to document and quantify salt reductions on the subject properties. The information may be used for future education and outreach efforts by LCWMD.

Project Timeline

Anticipated Project/Design Start Date:	Winter 2023/2024
Anticipated Design Completion Date (if a phased project):	

<i>Anticipated Construction Start Date (if a phased project):</i>	
Anticipated Project/Construction Completion Date:	Ongoing

Permit Status
Federal Permit(s) Required: None.
State Permit(s) Required: None.
Municipal Permit(s) Required: None.
Other Permit(s) Required: None.

Maintenance Plan
If maintenance is required, identify who will be responsible for maintenance, the scope of maintenance, and how the Project will be maintained in the future: The Participating Landowner and contractor will be responsible for maintenance of the equipment for which they maintain ownership as set forth in the project description.
<i>If a written maintenance plan has been developed for the project, please attach the plan.</i>

Budget	
<i>Please submit a detailed budget proportional to the scale of the project that includes the total cost of the project and the amount of funds being requested.</i>	
Total Project Cost:	\$50,865.18
Total Funds Requested (up to 100% of the project cost, subject to an aggregate limit of \$50,000):	\$43,611.81

The applicants, by submitting a proposal, agrees: that it has carefully read and fully understands the information provided by LCWMD in the *Long Creek Private BMP Incentive Program RFP* dated August 8, 2023; that the Project is not required under an existing or pending permit, decree, or enforcement action, or any local, state, or federal requirement; that the information contained within its proposal is true and correct to the best of its knowledge; and that it shall provide LCWMD any and all requested documentation in a timely manner.

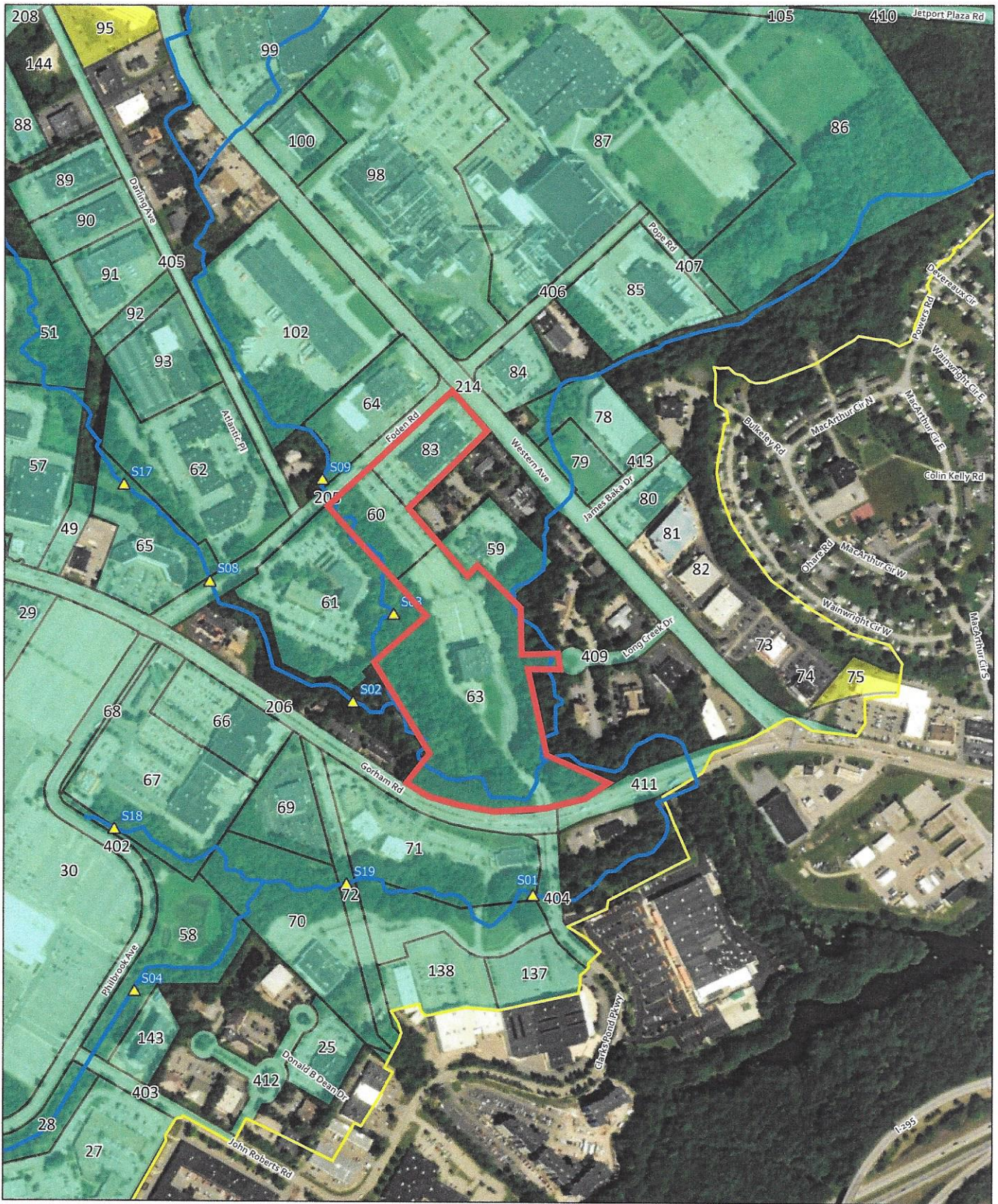
Dated at 225 Gordon Rd, Se Portland this 6th day of November, 2023.

LONG CREEK PROPERTIES, LLC
 (Legal Name of Applicant)

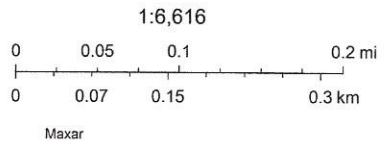
By: [Signature]
 (Signature)

Title: MANAGER

Long Creek Watershed Web Map



10/20/2023



Working Order



Portland ME #627
76 City Line Dr
Portland, ME 04102-1979
W: (207)772-7173

Sold To:

Outdoor Services Company Inc Beaudoin Jr, Roger (#800062)
219 Roosevelt Trl
Windham, ME 04062-4396
W: (207)892-7700

Ship To:

Outdoor Services Company Inc Beaudoin Jr, Roger (#800062)
BEAUDOIN JR, ROGER F
219 Roosevelt Trl
Windham, ME 04062-4396
W: (207)892-7700

**For Chemical Emergency Spill, Leak, Fire,
Exposure, or Accident Emergency Response
Assistance, call: CHEMTREC
Day or Night- 1 (800) 424-9300**

Ordered	Master Order#	PO#
09/12/2023	M134426471	Roger
Printed	Customer Contact	Sales Associate
10/16/2023	Roger Beaudoin	Patrick Mutrie



Order#: 134426471-001		Ship Via: Customer Pick up		Qty	Qty	Qty	Qty	Net Price	Ext. Price
LN	Item #	Description	Ordered	Shipped	Cancelled	Open			
1	SNR24400	BOSS Snowrator MAG <i>Serial #: 415049059</i>	1	0	0	1	17670.000 / EA	17670.00	
2	SNR24023	BOSS V 4 ft. 2 in. SR MAG Plow System Kit <i>Serial #: 415201388</i>	1	0	0	1	4330.000 / EA	4330.00	
3	BRX25175	BOSS 48 in. SR MAG Broom Kit	1	0	0	1	4870.000 / EA	4870.00	
4	SNR24015	Snowrator KIT-20 gal. AUX TANK,SR	1	0	0	1	1030.000 / EA	1030.00	
5	DPS22750	BOSS Exact Path Drop Spreader 1.5 cu. ft. (requires items MSC22875 and SNR22880 to complete the spreader)	1	0	0	1	2645.000 / EA	2645.00	
6	SNR22880B	BOSS Exact Path Attachment Kit Drop Spreader 1.5 cu. ft. (Requires Items DPS22750 & MSC22875 to Complete the Spreader)	1	0	0	1	380.000 / EA	380.00	
7	MSC22875B	BOSS Exact Path Control Kit Drop Spreader 1.5 cu. ft. (Comes with Extra Harness for MAG, Requires Items DPS22750 & SNR22880 to Complete the Spreader)	1	0	0	1	410.000 / EA	410.00	

Subtotal: \$31335.00
Sales Tax: \$1723.43
Freight: \$0.00
Estimated Total: \$33058.43

This working order is for reviewing purposes only. This is not a receipt.

CUSTOMER SIGNATURE:

SiteOne Landscape Supply warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to them by this company on these conditions.

Note: Returns subject to 25% restock charge.

ATTACHMENT C

No Projected Construction:

Accounts	FY 2024	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
Starting Cash	3,952,267	1,816,650	1,788,453	1,702,674	1,587,213	1,410,669	1,200,801
Change In Net Position	(2,135,617)	(28,197)	(85,779)	(115,461)	(176,544)	(209,868)	(274,739)
Ending Cash	1,816,650	1,788,453	1,702,674	1,587,213	1,410,669	1,200,801	926,062

SWiM Credit \$500/acre of Roads and Parking

Accounts	FY 2024	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
Starting Cash	3,952,267	1,816,650	1,542,808	1,211,384	850,278	428,089	(27,424)
Change In Net Position	(2,135,617)	(273,842)	(331,424)	(361,106)	(422,189)	(455,513)	(520,384)
Ending Cash	1,816,650	1,542,808	1,211,384	850,278	428,089	(27,424)	(547,808)

FY25 50% Credit on Assessments

Accounts	FY 2024	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
Starting Cash	3,952,267	1,816,650	1,016,033	930,254	814,793	638,249	428,381
Change In Net Position	(2,135,617)	(800,617)	(85,779)	(115,461)	(176,544)	(209,868)	(274,739)
Ending Cash	1,816,650	1,016,033	930,254	814,793	638,249	428,381	153,642

Reduced Rate to \$2,500/ac

Accounts	FY 2024	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
Starting Cash	3,952,267	1,816,650	1,480,953	1,087,674	664,713	180,669	(336,699)
Change In Net Position	(2,135,617)	(335,697)	(393,279)	(422,961)	(484,044)	(517,368)	(582,239)
Ending Cash	1,816,650	1,480,953	1,087,674	664,713	180,669	(336,699)	(918,938)

Income Expense Projections
No Projected Construction

Accounts	FY 2024	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
Gross Profit	1,544,840	1,544,840	1,544,840	1,544,840	1,544,840	1,544,840	1,544,840
Expenses							
5010 ADS	500	500	500	500	500	500	500
5030 BAD DEBT	40,245	40,245	40,245	40,245	40,245	40,245	40,245
5040 CONSTRUCTION							
5041 BMP Reserve	200,000	200,000	200,000	200,000	200,000	200,000	200,000
5042 Engineering	21,746	0	0	0	0	0	0
5045 Streams							
5046 Structural	2,338,501	0	0	0	0	0	0
5047 Insp & Maint	127,975	135,997	141,437	147,094	152,978	159,097	165,461
5048 Non-Routine R&M	0	0	0	0	0	0	0
5049 Landscaping	103,443	137,799	143,311	149,043	155,005	161,205	167,654
5061 Watershed Mon	79,193	64,385	79,193	64,385	79,193	64,385	79,193
5080 MEETINGS	10,000	10,000	10,000	10,000	10,000	10,000	10,000
5090 EQUIPMENT	5,000	5,000	5,000	5,000	5,000	5,000	5,000
6002 Loan Payment	75,760	75,760	75,760	75,760	75,760	75,760	75,760
6160 DUES AND SUBS	2,000	2,080	2,163	2,250	2,340	2,433	2,531
6170 EQUIPMENT RENTAL	500	500	500	500	500	500	500
6181 Liability Insurance	10,000	10,400	10,920	11,466	12,039	12,641	13,273
6250 POSTAGE	650	650	650	650	650	650	650
6270 PROFESSIONAL FEES							
6271 Consultant	88,250	88,250	88,250	88,250	88,250	88,250	88,250
6272 Legal Fees	20,000	20,000	20,000	20,000	20,000	20,000	20,000
6273 Accounting	10,100	10,504	10,924	11,361	11,816	12,288	12,780
6275 Plan Imp	172,510	179,410	186,587	194,050	201,812	209,885	218,280
6276 Sweeping	148,768	154,719	160,908	167,344	174,038	181,000	188,239
6278 Catch Basin Cl	55,500	57,720	60,029	62,430	64,927	67,524	70,225
6283 Waste Mgt	20,000	20,800	21,632	22,497	23,397	24,333	25,306
6340 TELEPHONE	1,440	1,498	1,558	1,620	1,685	1,752	1,822
6350 TRAVEL	4,100	234,737	244,126	253,891	264,047	274,609	285,593
6550 SUPPLIES	1,000	1,000	1,000	1,000	1,000	1,000	1,000
7200 Salaries	116,426	121,083	125,927	130,964	136,202	141,650	147,316
Total Expenses	3,653,607	1,573,037	1,630,619	1,660,301	1,721,384	1,754,708	1,819,579
Net Operating Income	(2,108,767)	(28,197)	(85,779)	(115,461)	(176,544)	(209,868)	(274,739)
Starting Cash	3,952,267	1,816,650	1,788,453	1,702,674	1,587,213	1,410,669	1,200,801
Change In Net Position	(2,135,617)	(28,197)	(85,779)	(115,461)	(176,544)	(209,868)	(274,739)
Ending Cash	1,816,650	1,788,453	1,702,674	1,587,213	1,410,669	1,200,801	926,062

Income Expense Projections
SWiM Credit \$500/acre of Roads and Parking

Accounts	FY 2024	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
Gross Profit	1,544,840	1,299,195	1,299,195	1,299,195	1,299,195	1,299,195	1,299,195
Expenses							
5010 ADS	500	500	500	500	500	500	500
5030 BAD DEBT	40,245	40,245	40,245	40,245	40,245	40,245	40,245
5040 CONSTRUCTION							
5041 BMP Reserve	200,000	200,000	200,000	200,000	200,000	200,000	200,000
5042 Engineering	21,746	0	0	0	0	0	0
5045 Streams							
5046 Structural	2,338,501	0	0	0	0	0	0
5047 Insp & Maint	127,975	135,997	141,437	147,094	152,978	159,097	165,461
5048 Non-Routine R&M	0	0	0	0	0	0	0
5049 Landscaping	103,443	137,799	143,311	149,043	155,005	161,205	167,654
5061 Watershed Mon	79,193	64,385	79,193	64,385	79,193	64,385	79,193
5080 MEETINGS	10,000	10,000	10,000	10,000	10,000	10,000	10,000
5090 EQUIPMENT	5,000	5,000	5,000	5,000	5,000	5,000	5,000
6002 Loan Payment	75,760	75,760	75,760	75,760	75,760	75,760	75,760
6160 DUES AND SUBS	2,000	2,080	2,163	2,250	2,340	2,433	2,531
6170 EQUIPMENT RENTAL	500	500	500	500	500	500	500
6181 Liability Insurance	10,000	10,400	10,920	11,466	12,039	12,641	13,273
6250 POSTAGE	650	650	650	650	650	650	650
6270 PROFESSIONAL FEES							
6271 Consultant	88,250	88,250	88,250	88,250	88,250	88,250	88,250
6272 Legal Fees	20,000	20,000	20,000	20,000	20,000	20,000	20,000
6273 Accounting	10,100	10,504	10,924	11,361	11,816	12,288	12,780
6275 Plan Imp	172,510	179,410	186,587	194,050	201,812	209,885	218,280
6276 Sweeping	148,768	154,719	160,908	167,344	174,038	181,000	188,239
6278 Catch Basin Cl	55,500	57,720	60,029	62,430	64,927	67,524	70,225
6283 Waste Mgt	20,000	20,800	21,632	22,497	23,397	24,333	25,306
6340 TELEPHONE	1,440	1,498	1,558	1,620	1,685	1,752	1,822
6350 TRAVEL	4,100	234,737	244,126	253,891	264,047	274,609	285,593
6550 SUPPLIES	1,000	1,000	1,000	1,000	1,000	1,000	1,000
7200 Salaries	116,426	121,083	125,927	130,964	136,202	141,650	147,316
Total Expenses	3,653,607	1,573,037	1,630,619	1,660,301	1,721,384	1,754,708	1,819,579
Net Operating Income	(2,108,767)	(273,842)	(331,424)	(361,106)	(422,189)	(455,513)	(520,384)
Starting Cash	3,952,267	1,816,650	1,542,808	1,211,384	850,278	428,089	(27,424)
Change In Net Position	(2,135,617)	(273,842)	(331,424)	(361,106)	(422,189)	(455,513)	(520,384)
Ending Cash	1,816,650	1,542,808	1,211,384	850,278	428,089	(27,424)	(547,808)

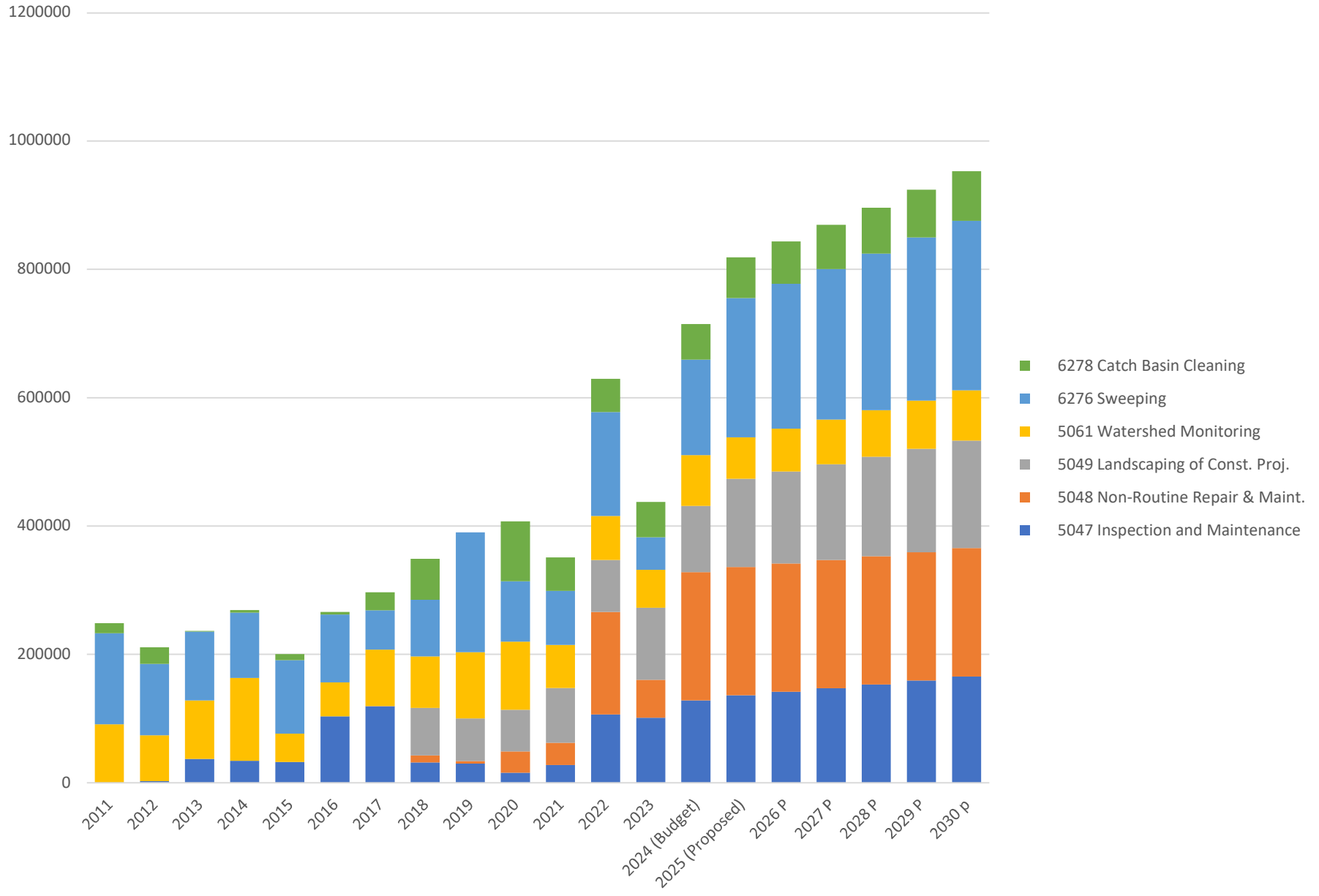
Income Expense Projections
FY25 50% Credit on Assessments

Accounts	FY 2024	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
Gross Profit	1,544,840	772,420	1,544,840	1,544,840	1,544,840	1,544,840	1,544,840
Expenses							
5010 ADS	500	500	500	500	500	500	500
5030 BAD DEBT	40,245	40,245	40,245	40,245	40,245	40,245	40,245
5040 CONSTRUCTION							
5041 BMP Reserve	200,000	200,000	200,000	200,000	200,000	200,000	200,000
5042 Engineering	21,746	0	0	0	0	0	0
5045 Streams							
5046 Structural	2,338,501	0	0	0	0	0	0
5047 Insp & Maint	127,975	135,997	141,437	147,094	152,978	159,097	165,461
5048 Non-Routine R&M	0	0	0	0	0	0	0
5049 Landscaping	103,443	137,799	143,311	149,043	155,005	161,205	167,654
5061 Watershed Mon	79,193	64,385	79,193	64,385	79,193	64,385	79,193
5080 MEETINGS	10,000	10,000	10,000	10,000	10,000	10,000	10,000
5090 EQUIPMENT	5,000	5,000	5,000	5,000	5,000	5,000	5,000
6002 Loan Payment	75,760	75,760	75,760	75,760	75,760	75,760	75,760
6160 DUES AND SUBS	2,000	2,080	2,163	2,250	2,340	2,433	2,531
6170 EQUIPMENT RENTAL	500	500	500	500	500	500	500
6181 Liability Insurance	10,000	10,400	10,920	11,466	12,039	12,641	13,273
6250 POSTAGE	650	650	650	650	650	650	650
6270 PROFESSIONAL FEES							
6271 Consultant	88,250	88,250	88,250	88,250	88,250	88,250	88,250
6272 Legal Fees	20,000	20,000	20,000	20,000	20,000	20,000	20,000
6273 Accounting	10,100	10,504	10,924	11,361	11,816	12,288	12,780
6275 Plan Imp	172,510	179,410	186,587	194,050	201,812	209,885	218,280
6276 Sweeping	148,768	154,719	160,908	167,344	174,038	181,000	188,239
6278 Catch Basin Cl	55,500	57,720	60,029	62,430	64,927	67,524	70,225
6283 Waste Mgt	20,000	20,800	21,632	22,497	23,397	24,333	25,306
6340 TELEPHONE	1,440	1,498	1,558	1,620	1,685	1,752	1,822
6350 TRAVEL	4,100	234,737	244,126	253,891	264,047	274,609	285,593
6550 SUPPLIES	1,000	1,000	1,000	1,000	1,000	1,000	1,000
7200 Salaries	116,426	121,083	125,927	130,964	136,202	141,650	147,316
Total Expenses	3,653,607	1,573,037	1,630,619	1,660,301	1,721,384	1,754,708	1,819,579
Net Operating Income	(2,108,767)	(800,617)	(85,779)	(115,461)	(176,544)	(209,868)	(274,739)
Starting Cash	3,952,267	1,816,650	1,016,033	930,254	814,793	638,249	428,381
Change In Net Position	(2,135,617)	(800,617)	(85,779)	(115,461)	(176,544)	(209,868)	(274,739)
Ending Cash	1,816,650	1,016,033	930,254	814,793	638,249	428,381	153,642

Income Expense Projections
Reduced Rate to \$2,500/ac

Accounts	FY 2024	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected
Gross Profit	1,544,840	1,237,340	1,237,340	1,237,340	1,237,340	1,237,340	1,237,340
Expenses							
5010 ADS	500	500	500	500	500	500	500
5030 BAD DEBT	40,245	40,245	40,245	40,245	40,245	40,245	40,245
5040 CONSTRUCTION							
5041 BMP Reserve	200,000	200,000	200,000	200,000	200,000	200,000	200,000
5042 Engineering	21,746	0	0	0	0	0	0
5045 Streams							
5046 Structural	2,338,501	0	0	0	0	0	0
5047 Insp & Maint	127,975	135,997	141,437	147,094	152,978	159,097	165,461
5048 Non-Routine R&M	0	0	0	0	0	0	0
5049 Landscaping	103,443	137,799	143,311	149,043	155,005	161,205	167,654
5061 Watershed Mon	79,193	64,385	79,193	64,385	79,193	64,385	79,193
5080 MEETINGS	10,000	10,000	10,000	10,000	10,000	10,000	10,000
5090 EQUIPMENT	5,000	5,000	5,000	5,000	5,000	5,000	5,000
6002 Loan Payment	75,760	75,760	75,760	75,760	75,760	75,760	75,760
6160 DUES AND SUBS	2,000	2,080	2,163	2,250	2,340	2,433	2,531
6170 EQUIPMENT RENTAL	500	500	500	500	500	500	500
6181 Liability Insurance	10,000	10,400	10,920	11,466	12,039	12,641	13,273
6250 POSTAGE	650	650	650	650	650	650	650
6270 PROFESSIONAL FEES							
6271 Consultant	88,250	88,250	88,250	88,250	88,250	88,250	88,250
6272 Legal Fees	20,000	20,000	20,000	20,000	20,000	20,000	20,000
6273 Accounting	10,100	10,504	10,924	11,361	11,816	12,288	12,780
6275 Plan Imp	172,510	179,410	186,587	194,050	201,812	209,885	218,280
6276 Sweeping	148,768	154,719	160,908	167,344	174,038	181,000	188,239
6278 Catch Basin Cl	55,500	57,720	60,029	62,430	64,927	67,524	70,225
6283 Waste Mgt	20,000	20,800	21,632	22,497	23,397	24,333	25,306
6340 TELEPHONE	1,440	1,498	1,558	1,620	1,685	1,752	1,822
6350 TRAVEL	4,100	234,737	244,126	253,891	264,047	274,609	285,593
6550 SUPPLIES	1,000	1,000	1,000	1,000	1,000	1,000	1,000
7200 Salaries	116,426	121,083	125,927	130,964	136,202	141,650	147,316
Total Expenses	3,653,607	1,573,037	1,630,619	1,660,301	1,721,384	1,754,708	1,819,579
Net Operating Income	(2,108,767)	(335,697)	(393,279)	(422,961)	(484,044)	(517,368)	(582,239)
Starting Cash	3,952,267	1,816,650	1,480,953	1,087,674	664,713	180,669	(336,699)
Change In Net Position	(2,135,617)	(335,697)	(393,279)	(422,961)	(484,044)	(517,368)	(582,239)
Ending Cash	1,816,650	1,480,953	1,087,674	664,713	180,669	(336,699)	(918,938)

Maintenance and Watershed Monitoring Costs with Projections



ATTACHMENT D



Proposed Board Meeting Schedule:

Board Member	Tuesday				Wednesday				Thursday			
	1	2	3	4	1	2	3	4	1	2	3	4
Blanchette						N					N	
Goldberg												
Bohlen						N						
Dionne					N	N	N	N			N	
Roncarati		N								N	N	
Dudley												
Dillon												
Trefethen-Boileau												
Kenney												
Matthews												
Connell	Y	Y	Y	Y								
Lessard												
Donohue	Y	Y	Y	Y	N	N	N	N	Y	Y	N	Y
Haskell	Y	Y	Y	Y	Y	Y	Y	Y				

Monthly Meetings Schedule:

January (Float)

February (Third Tuesday, 9:00-11:00a.m.)

March (Float)

April (Third Tuesday, 9:00-11:00a.m.)

May (typically annual landowner meeting) (Float)

June (typically budget adoption meeting) (Third Tuesday, 9:00-11:00a.m.)

July (Float)

August (Third Tuesday, 9:00-11:00a.m.)

September (Float)

October (Third Tuesday, 9:00-11:00a.m.)

November (Float)

December (Third Tuesday, 9:00-11:00a.m.)