

Town of Brunswick, Maine

**Finance Committee – CIP Workshop Notes
Wednesday, December 2, 2015
3:30 – 5:30 PM
85 Union Street – Conference room #206**

Committee Members: Sarah Brayman, Jane Millett, John Richardson
Staff: Julie Henze, John Eldridge, Tom Farrell, Derek Scrapchansky, Jim Oikle
Others: Jean Powers, Richard Fisco

1. Acknowledgement that the workshop was Properly Noticed

JH confirmed that the workshop was on the Town Calendar

2. Adjustments to agenda

None.

Public comment

Richard Fisco: Item that should be on the agenda is to rescind decision on BHS boiler. Plans to bring points to the Town Council: 1. The Council was told numerous falsehoods. 2. The Council voted with no waiting period. 3. The report from the boiler inspector was different than reported to the Council. 4. The cost is too much \$ right now.

3. Capital Improvement Program

a. Review 11/5/15 workshop notes

Notes were accepted as written.

b. Parks & Recreation CIP projects –

Tom Farrell, Parks & Rec Director, provided an overview of the source of the projects included. All Rec projects carried in the CIP come from some action of a previous Town Council, and some represent commitments already made.

i. Rec Center indoor planning

This project is for the planning to address vacant space in the Rec Center that can't be used based on code restrictions. Community input would be solicited, but currently the idea is to create opportunity for meeting space, possible Teen Center 2nd location, game room (network infrastructure already in place), expanded pre-school.

Questions about size of pre-school – Per TF: Formerly (at 30 Federal St) 6 classrooms of 20, then (at 220 Neptune) 2 classrooms, now 3 classrooms with waiting list.

Concern about expansion of services ; staff and budget already stretched. TF pointed out that the space in the building is being paid for and is under-utilized; costs without any benefit to the community.

JE stated that he included this project in the recommended section because of the current accessibility problems in the building and fire code issues which need to be addressed.

ii. Rec Center front parking lot

This project is in the CIP in 2018-19 because of the condition of the lot. Currently, the lot is owned by the Navy, and the project will not be done until the land is conveyed to the Town.

Questions about the possibility of sharing the paving costs with the Navy. TF will ask, but cautioned about entering into agreements which could place additional restrictions on the property. Town is continuing to press for cleanup of the property and hopes for conveyance within the next two years.

iii. Aquatics Facility

The feasibility study is expected from the consultant around 1/15/16, and will be brought before the Town Council. This project is in response to the need for a transition plan as Coffin Pond is beginning to sunset. Responding to questions, TF explained that Coffin Pond is no longer spring fed, but is filled

each year with spring rains and municipal sources. The water is circulated through a chlorination pump system, using 3500-4000 gallons of chlorine over the season. The challenge is that the State now would like the facility to follow the guidelines for pools, which may require higher turnover rates than is possible for the pond. The consensus is that this aging facility is not worth the expense of major repairs or upgrades to bring it into compliance with the pool standards.

iv. Land for Brunswick's Future

This project continues to be included in the CIP because a previous Town Council approved the concept of a reserve fund, and created the LBF board. The project is in the 'In Development' section of the CIP. Committee suggested removing the amount in the 16-17 year.

Discussion about the amount of land already owned by the Town, some of it is not contributing to public benefit. TF offered that the Recreation Commission would like to change the ordinance allowing developers to donate land as an alternative to paying impact fees. The ZORC is supportive of this proposal.

v. East Brunswick Fields

JH said that this project should not have been included in this CIP. It was held over from last year in error - should have been removed when the Fitzgerald-Bike Path Connection was added.

vi. Riverwalk

This project is still in the CIP, though the work is on hold while MDOT plans for the Frank Wood Bridge replacement. That project will likely include the approaches to the bridge which will help with the Riverwalk project. JE said that discussions with MDOT have made this clear.

vii. Androscoggin Bike Path

This project is the Brunswick portion of a larger project to extend the bike path. Both Bath and Brunswick have set aside 'matching' funds. (Brunswick \$20,000 in 2014-15) The State has said that when federal funds become available this project is in the 'highest priority' category. The project is included in the CIP in year 2019-20 (in development section).

viii. Fitzgerald-Bike Path Connection

After the Androscoggin Bike Path is extended, this would connect the Capt. William Fitzgerald Recreation Area to the bike path, offering improved access to the bike path for children in East Brunswick. This project is one of the several proposed in the Fitzgerald Master Plan, and is included in the CIP for year 2020-21 (in development section).

ix. Lamb Boat Launch

Proposed for an 8.5 acre deepwater waterfront parcel on the Androscoggin River, this project continues to appear in the CIP because of deed restrictions on the property. The original landowner donated the property and specified in the deed that the Town would provide for public boat access. The property is near the S-curve on River Rd, and previously the State had concerns about the sight distances for an entrance to the property. Work on the curve has been completed. TF read the language from the deed, and there are no time restrictions.

x. Skate Park

Proposed for the land next to the Rec Center, this can't be done until the land is conveyed to the Town. The Rec Commission advocates for this project.

Question about the Tennis Courts project. TF explained that this is a school department project because it is related to the construction of HBS, and it is to be located at the Junior High.

xi. Parks & Rec Vehicle/Equipment reserve

TF provided the current 5-year schedule of planned vehicle/equipment replacement. The intent is to maximize the use of the equipment and replace when appropriate. In some years the reserve may not be used much, but in other years he may need to replace several items. The funding of the

reserve will ideally be level from year to year. The replacement schedule will be updated regularly and presented during the CIP process each year.

c. Rec Center Solar Project

John Eldridge presented a draft memo for the Finance Committee’s review. This memo is intended to provide the Town Council with an overview and financial analysis of the project, including the three possible options for a solar project with ReVision Energy. Financial models and graphs to illustrate cost comparisons are provided for each of the three scenarios. Also included is a list of the outstanding questions/tasks.

The committee discussed the project, the outstanding questions and raised additional questions:

Taxes – assessor says solar array would be taxable; the PPA contract passes taxes on to the Town.

The building is within the Brunswick Landing TIF district so Town receives only half of TIF revenues.

Roof – on schedule for replacement in 6 years. Would it be feasible to put solar panels up initially without fixing roof, uninstall and reinstall later? Staff will ask ReVision about this option. JR said putting up the panels is about \$20K.

Competitive process – has Town talked to other solar companies/other municipalities? JE said that Linda Smith has started on that. JR said that ReVision was the only company to respond to Portland’s RFP.

JR made several suggestions: Verify MRRRA rate discount with Steve Levesque. Get Steve Hinchman and Steve Levesque to “sharpen their pencils”. Look into paying for the roof with TIF revenues – special letter permission from DECD? When presenting to the Council, lead with the Buyout option, provide info on the others as requested.

d. CIP schedule

Based on the school department facilities planning process, the Finance Committee will not be able to finalize the CIP in December as scheduled. JH will develop an adjusted calendar.

JE suggested to the committee that the CIP they present to the Town Council should include the preferred option of the committee. If it is different from the School Department’s submission (repair option), that could be footnoted.

The committee unanimously agreed to include the new elementary school (middle option of PDT’s 11/12/15 options list) and Junior High repairs.

Committee decided to change the next meeting originally scheduled for December 10, 2015 to December 17, 2015.

4. Adjourn