

-- APPROVED --  
**BRUNSWICK TOWN COUNCIL**  
**MINUTES**  
**September 17, 2007**  
**Municipal Meeting Facility**

**7:00 P.M.** Chair King called the meeting to order and asked for the Pledge of Allegiance.

**Councilors Present:** Chair Joanne T. King, W. David Watson, Jacqueline A. Sartoris, Hallie Daughtry, Jeffrey A. Schneider, Gerald E. Favreau, Ryan E. Ewing, Newell A. Augur, and David C. Webb

**Councilors Absent:** None

**Town Staff Present:** Donald Gerrish, Town Manager; Fran Smith, Town Clerk; Gary Brown, Assistant Town Manager; John Eldridge, Finance Director; Tom Farrell, Parks and Reaction Director; and the TV video crew

**Public Comment:** None

**Correspondence:**

Chair King said there is a letter from Bruce Cook, High School Principal, regarding the bomb threat. She has heard concerns from parents that their children were scared. Mr. Cook admits there were problems and he will be working with the Chair of the School Board in order to define roles and what to do so children can feel safe.

*(A copy of Mr. Cook's letter will be attached to the official minutes.)*

Manager Gerrish said, responding to Councilor Sartoris' comments on a number of citizens' inquiries, the final paving of Pleasant Street will be done this week. There is still more work to be done on Mill Street, which may go into next week.

Councilor Augur reminded the Council about the appreciation picnic on Saturday.

Manager Gerrish reminded citizens of East Brunswick that there will be a public meeting on recreation needs for that part of town on October 3, 2007.

**Adjustments to Agenda:**

To remove item 137

**Manager's Report:**

**(a) Council Committee Updates**

Councilor Webb said the Economic Development Feasibility Committee has the initial report and will be meeting with the consultants, who have asked for a one week extension

to complete the final report. The Committee will be meeting on September 26 to further discuss the report.

Chair King reported on the meeting with the School Board Chair, Councilor Daughtry, the Superintendent, town staff, and members of the Department of Education, on the school process. The state indicated they would replace existing fields and tennis courts. The state was reviewing enrollment numbers to see if they support a 500 student or larger school based on current information. The state allowed an extension, which will permit a June referendum question. Manager Gerrish added that the deadline to have a site was December, but the extension will allow the site to be approved in January.

**(b) Amendments to MMA By-laws & Voting Credentials**

Manager Gerrish said there are amendments to MMA By-laws and a Voting Delegate Credential Form on which Municipal Officers are to designate their municipality's voting representative and alternate for the MMA Annual Business Meeting being held on Thursday, October 4, 2007. The MMA Bylaws entitle each member community to one voting representative.

**Councilor Webb moved, Councilor Watson seconded, to approve the MMA By-Laws changes and to have Councilor Augur as the voting member and Manager Gerrish as the alternate voting member. The motion carried with nine (9) yeas.**

**(c) Update on Merepoint Boat Launch**

Manager Gerrish said there will need to be additional work done to protect the environment there. This is part of what the town needed to do to control parking. Once the boat launch is done, Simpson's Point will not be open to propeller boats. He is not sure if the boat launch will be open this year. It is not open at this point. Responding to Councilor Sartoris' question, Manager Gerrish said there will be some parking allowed, which will keep vehicles off Birch Road.

**(d) (ADDED) Regionalization Meeting**

Manager Gerrish said Topsham wants to wait until after the November election before meeting with Brunswick to discuss regionalization.

**(e) (ADDED) Report on Air Show**

Manager Gerrish reported on the success of the air show. He thanked folks for coming and thanked the Police Department, who assisted with traffic.

Councilor Favreau also thanked the State Police and Brunswick Police for all their help.

- 136. The Town Council will hear public comments on the following Full-Time Spirituous, Vinous & Malt License application, and will take any appropriate action.**

**Full-Time Spirituous, Vinous & Malt**

**Jeremy Saxton**

**D/B/A/ TAO**

**212 Maine Street**

**Jeremy Saxton**

Manager Gerrish said this item is to consider approval for a Full-Time Spirituous Vinous & Malt License application for Jeremy Saxton, D/B/A TAO at 212 Maine Street.

Chair King opened the public hearing; hearing no comments, she closed the public hearing.

**Councilor Watson moved, Councilor Schneider seconded, to approve the Full-Time Spirituous Vinous & Malt License application for Jeremy Saxton, D/B/A TAO, located at 212 Maine Street. The motion carried with nine (9) yeas.**

- 122. (Tabled) The Town Council will determine which building on the old high school site the Town will retain if any, and what other municipal uses will be on the site, if any, and will take any other appropriate action.**

This will be a discussion on this item regarding what part of the old High School, if any, will be retained for municipal uses and what those uses will be. The Council has received materials from PDT Architects stating possible scenarios for the old high school site, including keeping parts of the structure or starting with a clean slate.

Chair King said Mr. Keck from PDT has provided information on the old building and she hopes to make some decision this evening. She is going to allow public comment.

**Randy Klatt**, Moody Road and representing the Brunswick Area Youth Football League, said his concern is about the use of the football field. They have a growing program with 300 children involved and this is the only lighted football field in Brunswick. The League purchased a PA system at \$4,000 and uses the A/B building to store its equipment. He is glad the Council is going to make a decision on the site but asked them to keep in mind the athletic facility, which is used also for soccer and lacrosse. Its loss affects thousands of children.

**Ed Harris**, vice chair of the People Plus Board of Trustees, said they have had a dream of a better facility, along with Senior Spectrum and the Teen Center. They would love to have a better place that includes a good kitchen. Their current facility has many ADA issues. His group would love to be in a multigenerational place on this site, and they hope the Council looks at the best use for the site in the context of the whole town.

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**Claudia Knox**, Cumberland Street, asked the Council to recognize the important thing is to look at what this site is going to become in the long-term. The interim use for facilities needs to be addressed while the site is being developed. The only real opportunity to save the old main building was with private funds and that chance has gone. She wants a facility that maximizes uses and that is absolutely gorgeous. This property is the center of Brunswick to many.

Chair King closed the floor to public comments.

Chair King said the way to approach this is to break the discussion to first talk about the old high school. After years of discussion and committees' recommendations, it is time to make a decision. She truly appreciates all the Old High School Committee's work and the citizens who donated their time, and in some cases, their own money. It is with a clear conscience she can say she feels that the window of opportunity to save the building has passed. She recommends the C/D wing and old building be destroyed.

Councilor Webb appreciated the work others have done to try to preserve the 1937 part of this building, but it comes down to cost. With money being tight, trying to preserve it does not make sense, and he agrees with Chair King in that he would like to preserve the A/B wing and still try to build the new school. It can be preserved for around \$4 million and it could be done in phases.

Councilor Augur said three years ago he supported keeping the old high school. Even if it was a little more expensive, he felt the community would support it, but with a \$14 million cost to renovate 1937 building but the taxpayers would not support this cost. He is going to support taking down the 1937 and C/D wing.

Councilor Ewing said all the reports done over the years have supported the idea that the school belongs on this site. He is in favor of the demolition 1937 and C/D wing. It would be cheaper to take all buildings down, but the A/B wing needs more discussion as to whether to invest more money into it or not.

Councilor Favreau said he has been a proponent of saving the school. He has reviewed all the reports and talked to constituents and alumni about the cost to save the building. Most agreed that with a cost of \$14 million it is too late to save the building. The A/B wing requires more time before making a decision. It pains him to demolish it, but it may be time. He is in favor of saving the A/B wing for the Council Chambers and other functions.

Councilor Schneider said a year ago he supported the renewal of the old high school, with the idea of not using taxpayer dollars to do it. It would be unwise to spend \$14 million to fix the building. The town needs a new school, but more modest than what is being talked about. He wants the town to maintain ownership of any other schools (Hawthorne and Longfellow.) If voting to save the 1937 building, it would be only a preservation vote and the town needs to move forward on this. He will support retiring the 1937 building.

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Councilor Daughtry said she would like to add her thanks to all the committees that have taken up the challenge of what to do with this building. It has been twelve years of study and tonight is decision time. The town all feels the sense of loss with the old town hall, the train station, and other buildings lost in the 1960's. This sense of loss is greater since there is so much less left. She had supported renovation, but over the years the building has gotten worse and as a decision maker, she must deal with the reality the town faces today. She cannot rationalize the spending of \$14 million. With a heavy heart, she will be voting to demolish the 1937 building and the C/D wing.

Councilor Sartoris said most of what she wanted to say has been said. She ran for Council seven years ago with the idea that this building should be reused, but over time she has come to the point of view that the C/D wing and 1937 building need to be demolished. In many ways the decision was made for them with the neglect and the choice to not maintain public buildings in order to have flat tax rates. The town will get to make new memories on this site and this is something to look forward to.

Councilor Watson said he loves this building but it is time to let go. It needed to be saved 15 years ago. When everything is said and done, if the town did renovate, it would still have an old building that would cost more to maintain and run. It saddens him to see it go and he thanked all the committee members who worked hard to save the building. He would like to see the elementary school used more than just 180 days; he asked how it can be integrated to include multigenerational uses.

Chair King said the different Councils have been collectively listening to people for years on this issue and have received many reports on this site. She suggested a motion be put forward.

### **Councilor Favreau moved, Councilor Watson seconded, to retire the 1937 building and C/D wing of the old high school.**

Councilor Watson said many still have the pain from the old town hall being destroyed, and now the Council is voting on the retirement of the old high school, a decision based on work done by involving the people of this community. He hopes the pains are not as great as the old town hall since it was done with this community's involvement.

Councilor Daughtry said she would like to see some salvage effort to save some items like the medallion on the side and tiles, and there are many parts of building, that if they can be salvaged she would like to see it done.

Manager Gerrish said this needs to be reviewed as to what is feasible to save and what is not.

Councilor Sartoris asked if there is a way to have part of this building, i.e. a brick. It may be a way to build excitement of what could occur on the site.

VOTE

**Councilor Favreau moved, Councilor Watson seconded, to retire the 1937 building and C/D wing of the old high school. The motion carried with nine (9) yeas.**

The Council went into recess.

Chair King said the next question is whether to retain the A/B wing or build a new building for municipal uses. She would like to create a Council subcommittee to analyze the cost of preserving the wing and the Council needs to get back to the Elementary School Building Committee if the Council is planning to add to the building. She is proposing a four Council member committee. The Committee will evaluate whether to keep the A/B wing and fund its use, and if they decide to keep the wing, they will identify what is going to be used for municipal functions. She asked if the Council agreed with this plan. Manager Gerrish added the committee can bring it back in a month.

Councilor Augur appreciated Chair King's suggestion since he would not be comfortable on making that decision tonight with the choices of price versus size. He would like to get input from People Plus as to what they want.

Councilor Favreau added the renovation of the site can be done over time and done in phases. He would like to keep the A/B wing and look at its uses.

Councilor Sartoris said the Council needs to be careful as they are considering this as a long-term solution versus short-term uses based on availability of a building. The Council needs more information. She supports many municipal uses, but if selected one footprint effects other uses on the site. She does not want to spend \$8 million that does not serve all the long-term needs.

Councilor Daughtry agrees with Councilor Sartoris to take a hard look at what footprint to use. The Council needs to commit to the community uses they want here and have the committee look at what is the best way to do it. The Council needs to make a strong commitment to the uses on the site. She supports the idea to have a committee look at these issues.

Councilor Schneider said he does not have the information to make a decision tonight, but he would like to have a commitment for uses on this site.

Councilor Watson said he feels the municipal uses are needed on this site. This committee needs to meet and come back in a month with what is best to do. He likes the idea of keeping the A/B wing since it has many uses, but it must be blended with the new school.

Councilor Webb said he looks forward to the opportunity to look at this issue more. There was a lot of support for the use of fields here. The committee can look to see if fields at Crimmins Field can meet the needs or maybe enlarging the gym at the elementary school with a separate entrance would meet the current gymnasium space.

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Councilor Ewing agrees that the desire was to keep the fields and gym uses. Therefore, the question is whether or not to expand the gym at the elementary school and expand fields at this site. There is a question of time since it appears less expensive to add to the elementary school. The issue is what to do in the interim before the base property is available.

Councilor Sartoris said when she spoke of moving People Plus and the Teen Center, it was an interim solution until the base property is available. She wants to see the timeline when decisions need to be made and a minimum investment for interim uses for People Plus.

Councilor Watson said at best the redevelopment of the field is just maintaining the status quo. The additional needs should be addressed. He thinks the town needs more fields, which replacement of the existing field does not meet.

Chair King said there is some consensus on the subcommittee and she would like to appoint Councilor Daughtry, Councilor Favreau, Councilor Watson, and Councilor Augur. With no objection, they are appointed.

Councilor Sartoris asked to have the state support paying the cost of replacing municipal uses if the A/B wing is torn down.

Chair King and Manager Gerrish felt they would not support it.

**137. The Town Council will consider the authorization of a grant anticipation note on the Maquoit conservation project, and will take any appropriate action.**

This item was removed from the agenda.

**138. The Town Council will consider excise tax refunds, and will take any appropriate action.**

John Eldridge, Finance Director, said the legislature passed a law to amend excise tax that allows the Council to refund excise tax versus giving credit. No communities he checked with are selecting to do it, but he felt that he needed to bring it to the Council. He has concerns about refunds coming from second communities. He is asking the Council to hold off implementation of this.

Councilor Webb asked if the town could do something not allowing refunds to other towns. Manager Gerrish and Mr. Eldridge did not feel that could happen.

Councilor Ewing said he is not against refunds for discontinuing uses since it would encourage bike use.

Councilor Sartoris wants to know the cost and does not want to give refund to other towns.

Mr. Eldridge said if the Council takes no action then he cannot give refunds.

The Council took no action on this item.

**139. The Town Council will consider a request for Sellers of Prepared Food on Public Ways, and will take any appropriate action.**

Manager Gerrish said this item is to consider the request for Sellers of Prepared Foods on Public Ways for the Gelato Fiasco at 74 Maine Street and to waive the pro-rated annual fee of \$250.00. The Council has not waived fees this year, but did in the past.

**Councilor Sartoris moved, Councilor Augur seconded, to approve the application for Sellers of Prepared Foods in Public Ways to the Gelato Fiasco at 74 Maine Street and to not waive the pro-rated annual fee of \$250.00. The motion carried with nine (9) yeas.**

**CONSENT AGENDA:**

**Maine Natural Gas Utility Location Permit**

Manager Gerrish said this item is to consider approval for Maine Natural Gas to install a 2" gas main on Shulman Drive.

**Councilor Augur moved, Councilor Ewing seconded, to approve the consent agenda. The motion carried with nine (9) yeas.**

**Executive Session: Personnel Matters as per 1 M.R.S.A. § 405(6)(A)**

**Councilor Sartoris moved, Councilor Daughtry seconded, to go into Executive Session to discuss a Personnel Matter as per 1 M.R.S.A. § 405(6)(A) . The motion carried with nine (9) yeas.**

**Councilor Favreau Councilor Ewing to adjourn the meeting. The motion carried with nine (9) yeas.**

The meeting adjourned at 9:38 p.m.

**PLEASE NOTE: THESE MINUTES ARE NOT VERBATIM. A VIDEO RECORDING OF THE MEETING IS AVAILABLE AT THE TOWN CLERK'S OFFICE DURING REGULAR BUSINESS HOURS.**

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*Frances M. Smith*  
*Town Clerk*  
*November 29, 2007*

December 17, 2007

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*Date of Approval*

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*Council Chair*