



**Public Comment:** None.

**Correspondence:**

**Letter from Brunswick Housing Authority RE: Building Permit Fees**

Manager Gerrish said the letter from John Hodge is requesting that the town waive the permit fees for the fourteen (14) homes being built on Harriet Way. This request will be discussed further at the next meeting.

*(A copy of the letter from the Housing Authority will be attached to the official minutes.)*

**Manager's Report:**

**a) Update on Gateway 1 Program**

Manager Gerrish gave this update. The state is looking to create a focus group of ten (10) to twelve (12) people, in June, to discuss the Route 1 corridor. After that, MDOT plans to have a consultant to gather all kinds of information such as accident rates on Route One corridor. He has asked the Council for names for the focus group.

Manager Gerrish said the Homeland Security grant in the amount of one hundred seventy two thousand dollars (\$172,000) has been approved. He asked the Council to authorize its expenditure.

**Councilor Galloupe moved, Councilor Sartoris seconded, to accept the Homeland Security grant in the amount of one hundred seventy two thousand dollars (\$172,000) and to authorize its expenditure. The motion carried with seven (7) yeas.**

**Adjustments to Agenda:** None

- 73. The Town Council will hear public comments on the following requests for Alcoholic Beverage Licenses and will take any appropriate action. (Manager)**

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

**Someplace(s) Different  
D/B/A Captain Daniel Stone Inn  
10 Water Street**

**Ms. Louise Holmes**

**Full-time Vinous & Malt**

**The New Brunswick Diner, LLC  
D/B/A Brunswick Diner  
101 ½ Pleasant Street**

**Ms. Jane Davis**

**Thai Smile, Inc.**

D/B/A Thai Paradise Restaurant  
136 Pleasant Street

Aloune Walker

Chair Lowe opened the public hearing; hearing no comments, he closed the public hearing.

**Councilor Desmarais moved, Councilor Sartoris seconded, to approve the Alcoholic Beverage Licenses for the Captain Daniel Stone Inn, Brunswick Diner, and Thai Paradise Restaurant. The motion carried with seven (7) yeas.**

*(A copy of the public hearing notice will be attached to the official minutes.)*

**74. The Town Council will hear public comments on the requests for the annual renewal of Victualer's Licenses and will take any appropriate action.**

Chair Lowe opened the public hearing; hearing no comments, he closed the public hearing.

**Councilor Sartoris moved, Councilor Watson seconded, to approve the annual renewals of Victualer's Licenses as stated on the attached list. The motion carried with seven (7) yeas.**

*(A copy of the public hearing notice and list of applicants will be attached to the official minutes.)*

**75. The Town Council will hear public comments on the requests for the annual renewal of Innkeeper licenses and will take any appropriate action.**

Chair Lowe opened the public hearing; hearing no comments, he closed the public hearing.

**Councilor Priest moved, Councilor Desmarais seconded, to approve the annual renewals of Innkeepers licenses as stated on the attached list. The motion carried with seven (7) yeas.**

*(A copy of the public hearing notice and list of applicants will be attached to the official minutes.)*

**76. The Town Council will hear public comments on the Proposed 2004/05 Budget and the Proposed Capital Improvement Plan, and will take any appropriate action.**

Manager Gerrish said the total proposed budget is up 3.86 %. The municipal budget is up eight hundred eighty thousand nine hundred forty eight dollars (\$880,948). The following are major areas of increases:

Computer System Planning - \$35,000

Computer Equipment - \$72,000

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Solid Waste Cost - \$128,000  
Health Insurance - \$145,000  
Salary/Wage Adjustment - \$175,000  
3 New Employees - \$100,000

James Ashe, Superintendent of Schools, read a prepared statement on the school budget. The proposed school budget is up by 6.52%, or, one million six hundred ninety seven thousand ninety nine dollars (\$1,697,099). He explained the areas where there were increases.

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

Manager Gerrish explained the proposed CIP and the tax increases resulting from it over the next five (5) years.

*(A copy of the proposed CIP will be attached to the official minutes.)*

Chair Lowe opened the public hearing.

**Pem Schaeffer**, Crestview Lane, read a statement expressing his concerns with the budget. If the town wants something, it will need to give something else up. He suggested having aggressive costs for projects in the CIP. Business as usual will not be acceptable. He suggested employees paying a set amount for insurance cost. Looking at the numbers, he calculates a fifty percent (50%) increase in the next five years. Departments should have been given direction to have a zero percent increase when the budget process began. There should be a cap on the budget and debt service increases. The proposed increase is three (3) times the rate of inflation, and this will drive people out of business and to move out of town.

**Richard Rock**, 109 Jordan Ave, said he did not want to see Jordan Avenue repairs dropped from the budget.

**John Balicki**, 88 Echo Road and Chair of Bicycle and Pedestrian Advisory Committee, said on behalf of the committee, he wished to support sidewalks – both repairs and new ones.

**Mary O'Brien**, Bowdoin Street, spoke in support of the school budget. There is a need for tax reform, but the school budget needs to be approved to meet the schools' needs.

**Colleen Congdon**, Boody Street, recommended keeping the budget increase to the increase in the cost of living. The town should look at property it owns to see if the property should be kept or sold.

**Leo Theberge**, Old Portland Road, commented on the proposed CIP and some possible changes to it. He provided a handout to the Council outlining his suggestions. He feels the old high school should be used to meet the municipal needs. The elementary school should be built at the Cooks Corner area.

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**Peter Brand**, Bunganuc Road, said the Council should look at people's ability to absorb the tax increases. Many people have incomes that are fixed or may even go down.

**Alan Yuodsnukis**, Peary Drive, expressed concerns about students not getting the opportunities that other communities provide their students. There are no simple answers. The best thing the town can do to have its children stay here is expand education opportunities. He supported the proposed school budget.

Chair Lowe closed the public hearing.

**77. The Town Council will hear public comments on the application to the CDBG Economic Development Infrastructure Program, for a grant to assist with the construction of a building in the Industrial Park to be used by Harbor Technologies, and will take any appropriate action.**

Mathew Eddy, Director of Economic Development, explained the purpose of this grant, to assist Harbor Technology in constructing a building.

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

Chair Lowe opened the public hearing.

**Martin Wilk**, President of Brunswick Economic Development Corporation (BEDC), said the Board voted unanimously to support this application and asked that the Council support it. This is an excellent opportunity to help a business start up.

Chair Lowe closed the public hearing.

Councilor Sartoris said the support of BEDC makes her feel better about this request.

**Councilor Priest moved, Councilor Sartoris seconded, to approve the application to CDBG for a grant to assist in the construction of a new building for Harbor Technologies in the industrial park. The motion carried eight (8) yeas.**

**78. The Town Council will take public comments on the proposal for the NAPA building, and will take any appropriate action.**

Mr. Eddy explained the grant is being proposed to assist in building an annex to the town hall. There would be a net gain of thirty five (35) parking spaces in the downtown once the police are gone from town hall. The Brunswick Downtown Association supports the proposal now, since it will keep town hall services downtown and creates additional parking spots.

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

Chair Lowe opened the public hearing.

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**Mr. Theberge** spoke about moving the municipal offices to the old high school instead of building on the NAPA site since there is much more space at the old school.

Chair Lowe closed the public hearing.

Manager Gerrish said the town needs to bring Human Services and Mr. Eddy in to one location. Even if the police did not move, building the annex would still be a good thing to do. The Brunswick Downtown Association has written a letter of support for this project.

Councilor Desmarais asked about the rental savings of twenty thousand dollars (\$20,000) for the space rented for Human Services and Mat Eddy and if that could assist with the cost of the building.

Manager Gerrish said the debt service on the bond to build the annex would be seventy two thousand dollars (\$72,000) annually, plus twelve thousand dollars (\$12,000) in additional operating cost. The rent savings would help, but would not cover the building cost.

Mr. Eddy said construction at the NAPA site was part of the approved CIP. The cost of fixing the NAPA building would be over nine hundred thousand dollars (\$900,000). As a result of the approved ten (10) premises for facilities, the town took a hard look at town hall and what could be done to solve the situation. He is recommending building this annex.

Councilor Sartoris asked about the square foot cost, which Mr. Eddy replied would be seventy five dollars (\$75) to eighty dollars (\$80) per square foot. This annex will allow for a reasonable working space for town hall staff for twenty (20) years, and it can be done at a reasonable price.

**Councilor Sartoris moved, Councilor Desmarais seconded, to approve the proposal to use the five hundred thousand dollars (\$500,000) DECD grant for the purpose of demolishing the NAPA building and constructing a Town Hall annex on the site.**

Councilor Galloupe said he is going to support the town hall services moving to the Times Record building and the police staying at the town hall. There would be more parking in the downtown if town hall offices move.

Councilor McCausland said if police move out of the town hall, the three employees (from Human Services and Mr. Eddy) can move back since the basement can be renovated. The town bought the NAPA building for parking. Parking has been the consistent request of the downtown group for twenty (20) years. He will not support the annex.

Councilor Priest said he agrees with Councilor McCausland. The NAPA location was bought for parking. The town is going to buy the Times Record building, and this is a

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sizable financial commitment. To do the NAPA site, construction will add a sizable cost to the CIP for next five (5) years.

Chair Lowe said if the Police move, the proposed plan will help solve the employee space problem and the storage issues since storage is currently at the old high school in the C/D wing, which is not going to be kept in the future. The working conditions are not good at the town hall.

Councilor Watson said this proposal has merit, but he is going to vote "No" since it is only a twenty (20) year fix. This is not acceptable. The town needs to find a better solution and the proposal is not adequate.

Councilor Rice said he is torn. He likes the idea of fifty cents on the dollar expenditure, but the Times Record building is a large project. It would be frustrating to lose the money from the grant, but there is too much going on to do the annex.

Councilor Sartoris said if the Council votes this down, the town will lose five hundred thousand dollars (\$500,000), plus future needs could be met by building a second floor on the annex. Everything on the CIP is more money, but this single item will help solve a major problem.

Mr. Eddy said the twenty (20) year solution is based on the one story. The annex could house multiple offices.

Councilor McCausland said, once the police are gone, the necessary space in the municipal building will be available, and the cost will be less to renovate the basement than build the annex. Just because the town received a grant, does not mean it needs to spend it.

Manager Gerrish said it would cost four hundred thousand dollars (\$400,000) to make the three thousand square foot (3,000 sq ft) basement usable. With the proposal, the town would get a total of eight thousand square feet (8,000 sq. ft.) in both locations for five hundred thousand dollars (\$500,000). He and staff strongly support this proposal.

Councilor Desmarais said there are times that one has to bite the bullet and spend the money. It is reasonable to keep town hall functions downtown because it keeps movement in the downtown. This is a good opportunity to spend money wisely.

Chair Lowe said there is a need to make a decision tonight because the grant has a time limit. He understands the Councilors' concerns, but in the first year of the CIP there is not much going on and this proposal would be helpful. The town does have the staff and fiscal capacity to solve this problem in year one. If the goal is to keep the functions downtown, he cannot see any better long term solution, with no other land available. The town wants to get out of the C/D wing of the old high school, and this proposal will help with the storage issue.

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Councilor Priest said this proposal is grant driven. The town does not have to take every grant it receives. This should be turned down due to the fiscal burdens facing the town. This is not a vital need right now.

Councilor Sartoris said this is a small part of the CIP. Thank goodness for this grant to help with the cost. This is the lowest cost the Council will see to provide the space that will meet the town hall's needs for the next twenty (20) years. She supports the proposal.

Mr. Eddy said this is a dream grant, which typically comes around every ten (10) years and has no real constraints attached to it. Responding to a question, he said the grant has a one to one spending requirement regardless of what the town does in the NAPA area.

Councilor Rice said this is a tough decision since soon the Council is going to be asking for cuts in the proposed budget. He will probably vote to get what the town can get from the grant, but not favor building the annex.

Councilor Desmarais said she supports the proposal since by spending a little bit more the town will get a new building. This is a reasonable way to spend money.

Councilor Galloupe said the town will get some of the grant money for buying the property and other improvements there. He will not support the proposal.

Manager Gerrish said, for clarity, the Brunswick Development Corporation bought the building and the town will be paying them back.

Chair Lowe said if the motion fails and the building is demolished, he will be one hundred percent (100%) against the area being paved for parking.

### **VOTE ON MOTION**

**Councilor Sartoris moved, Councilor Desmarais seconded, to approve the proposal to use the five hundred thousand dollars (\$500,000) DECD grant for the purpose of demolishing the NAPA building and constructing a Town Hall annex on the site. The motion failed with three (3) yeas. Opposed were Councilors Watson, Galloupe, Rice, Priest, and McCausland.**

**79. The Town Council will discuss the process to be used for site selection for a new Central Fire Station and will take any appropriate action.**

**Councilor McCausland moved, Councilor Watson seconded, to table this item due to the late hour and Councilors not available for the discussion. The motion carried with eight (8) yeas.**

Councilor McCausland had to leave the meeting due to work responsibilities.

**80. The Town Council will consider amendments to the Traffic Ordinance for parking and signage issues, and will take any appropriate action.**

Rick Desjardins, Police Commander, presented the proposed changes. One prohibits parking on sections of Coffin Street and the other allows for a yield sign on Coombs Road. The Council will need to set public hearings on them.

**Councilor Rice moved, Councilor Watson seconded, to set a public hearing for June 7, 2004, on the proposed amendments to the Traffic Ordinance. The motion carried with seven (7) yeas.**

**81. The Town Council will consider appointments of Wardens and Deputy Wardens for the June election, and will take any appropriate action.**

**Councilor Watson moved, Councilor Sartoris seconded, to appoint Wardens and Deputy Wardens for the June election as recommended by the Town Clerk. The motion carried with seven (7) yeas.**

*(A copy of the list of wardens and deputy wardens will be attached to the official minutes.)*

**82. The Town Council will consider the hours for Voter Registration for the June election and will take any appropriate action.**

**Councilor Priest moved, Councilor Watson seconded, to set the hours of the Voter Registration for the June election as recommended by the Registrar. The motion carried with seven (7) yeas.**

*(A copy of the memo outlining the hours will be attached to the official minutes.)*

**83. The Town Council will consider signing a Purchase and Sale agreement for the purchase of property on the Middle Bay Road and will take any appropriate action.**

Manager Gerrish explained this item. The Friends of the Commons raised fifty thousand dollars (\$50,000) above the targeted amount needed to purchase the land around the Town Commons. Working with the group, an additional parcel was identified that would add to the plan for a trail from the River to the Ocean. To that end, the town has negotiated with George and Duane Peck to purchase a 3.57 acre site, for forty eight thousand dollars (\$48,000), that abuts the town's property and gives access to the Middle Bay Road, directly across from Pennellville Road. The purchase and sales agreement authorizes the town to purchase the property. The project is supported by Friends of the Commons. The funding would come from the remaining amount that was raised by them.

**Councilor Sartoris moved, Councilor Desmarais seconded, to authorize the Town Manager to sign a purchase and sale agreement for property on the Middle Bay Road. The motion carried with seven (7) yeas.**

*(A copy of the legal description, map, and two letters will be attached to the official minutes.)*

- 84. The Town Council will consider the recommendations of the Davis Fund Committee for the 2004 allocations and will take any appropriate action.**

Millie Stewart, Chair of the Davis Fund Committee, presented the committee's recommendation.

**Councilor Priest moved, Councilor Galloupe seconded, to adopt the recommendations of the Davis Fund Committee for 2004 Davis Funds awards. The motion carried with seven (7) yeas.**

*(A copy of the Davis Fund Recommendations for 2004-05 will be attached to the official minutes.)*

- 85. The Town Council will consider a Proclamation for "Town Commons Day" and will take any appropriate action.**

Manager Gerrish read the proclamation.

**Councilor Sartoris moved, Councilor Rice seconded, to Proclaim May 19, 2004, as Town Commons Day. The motion carried with seven (7) yeas.**

*(A copy of the Proclamation will be attached to the official minutes.)*

- 86. The Town Council will consider a request to hang a banner over Maine Street and will take any appropriate action.**

**Chair Lowe moved, Councilor Priest seconded, to approve the request from the Midcoast Maine Youth Tennis Association to hang a banner over Maine Street. The motion carried with seven (7) yeas.**

**Chair Lowe moved, Councilor Priest seconded, to adjourn the meeting. The motion carried with seven (7) yeas.**

The meeting adjourned at 10:37 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.**

**June 7 2004**

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*Date of Approval*

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*Council Chair*