

-- APPROVED --
BRUNSWICK TOWN COUNCIL MINUTES
June 26, 2003
7:30 p.m.
Municipal Meeting Facility

7:30 P.M. Chair Priest called the meeting to order and asked for the Pledge to the Flag.

Councilors Present: Chair Charles R. Priest, W. David Watson, Jacqueline A. Sartoris, Robert A. Galloupe, Douglas A. Rice, Nancy E. Randolph, Forrest Lowe, Joanne T. King, and Stephen H. McCausland.

Councilors Absent: None.

Others Present: Donald H. Gerrish, Town Manager; Fran Smith, Town Clerk; Patricia Harrington, Assistant Town Manager; Gary Howard, Fire Chief; Clark Labbe, Deputy Fire Chief; Donald Goulet, Police Commander; several citizens, members of the press, and TV video crew.

Minutes of Previous Meetings: **May 19, 2003**
 June 2, 2003
 June 5, 2003
 June 9, 2003

Hearing no objection from the Council, Chair Priest declared the minutes of May 19, 2003, accepted as written.

Hearing no objection from the Council, Chair Priest declared the minutes of June 2, 2003, accepted as written.

Hearing no objection from the Council, Chair Priest declared the minutes of June 5, 2003, accepted as written.

Hearing no objection from the Council, Chair Priest declared the minutes of June 9, 2003, accepted as written.

Adjustments to Agenda: None

103. The Town Council will hear public comments on the following requests for renewals of alcoholic beverage licenses and will take any appropriate action.

**Full-time Spirituous, Vinous and Malt
Ulyssys Co. Inc. d/b/a Benzoni's Double Benz
11 Town Hall Place**

James D. Bouras

Bo-Ed, Inc. d/b/a Atrium

Robert Rosenthal

Town Council Minutes

June 26, 2003

Page 2

**Sagtuck, Inc. d/b/a Winner's Sports Grill
Café Silvestre
21 Gurnet Road**

**Gary Sagris
Alonzo Ruiz**

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

Councilor Lowe moved, Councilor Randolph seconded, to approve requests for alcoholic beverage licenses from Benzoni's Double Benz and Bo-Ed (Atrium, Winners' Sports Grill and Café Silvestre). The motion carried with nine (9) yeas.

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

104. The Town Council will re-consider the date previously set for the sale of tax acquired property and will take any appropriate action.

Manager Gerrish said if the town stays with the original sale date of July 25, set at the last Council meeting, it will have to pay interest on any deposits received, as the town will have more than seven (7) days before a Council meeting. He is recommending that the Council change the sale date to August 1, 2003, to avoid this problem.

Councilor Sartoris moved, Councilor Watson seconded, to change the date of sale of the tax acquired property to August 1, 2003. The motion carried with nine (9) yeas.

105. The Town Council will consider possible sites for the location of the proposed Public Safety Facility and will take any appropriate action.

Ralph Norwood and Al Palmer made a presentation on traffic impact for the three (3) sites.

(A copy of the memo from Gorrill-Palmer Consulting Engineers will be attached to the official minutes.)

Manager Gerrish said after hearing the traffic information, the staff has concerns about the Aubuchon site due to the time it would take to get out onto the road. As far as the other two sites, staff feels more comfortable with response time there.

Councilor Rice said there was a petition from residents in the Baribeau Drive area against having that road go through to Pleasant Street.

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

Councilor Randolph discussed the possibility of contracting out Emergency Medical Service (EMS) in the Cook's Corner area. By doing this, most of the cost would be paid by insurance companies. This would assist with lifesaving.

Town Council Minutes

June 26, 2003

Page 3

Councilor Rice said he was against contracting out, but was supportive of working with staff to see how that need could be met. Temporary housing for EMS during peak times may be something to consider.

Councilor Watson said he wanted to discuss EMS services at a future meeting. There should be research into contracting versus stationing an EMS crew in East Brunswick.

Councilor King said a substation should be part of that discussion since fire concerns also exist in East Brunswick.

Manager Gerrish discussed the timeframe for a November referendum question. In order to prepare the ballot, the clerk will need to have a proposed question in by the first or second week in September. The staff feels there needs to be a building committee established to look at the final site and to work on cost and necessary programs. The question is how much information would be available at that time. There are different options as to what to put on the referendum, whether a bond ordinance for borrowing as done for library or another type of question. He is not sure there will be final numbers by September. He feels the Council should keep moving forward and, in September, determine what they want to place on the November ballot.

Councilor Lowe said the Aubuchon site is too risky from a traffic flow standpoint based on the information provided tonight. He said either of the other sites seems feasible. There has not been a discussion on the size and scope of the building and the entrance to the road. The ability to expand at a site may not come into place since future expansion may be elsewhere. The lower Pleasant Street site is the one he is most supportive of. It has the least impact and will serve the town well for a period of time.

Councilor Randolph said the Brunswick Downtown Association is against the lower Pleasant Street site. She did not want to displace the families on Stanwood Street. If there was work done to lower the parking numbers and reduce the scale of the building, the lower Pleasant Street site may have less of an impact on the area. She could support a scaled down version of the station in the downtown area.

Councilor Galloupe said he is trying to think of all residents and to provide the best services to all. This is going to make some unhappy. The traffic on Pleasant and Maine Streets will just get worse. To displace a few to benefit the many is what the town may have to do. In the downtown site, parking will be lost. The Stanwood Street site is the best for the entire town.

Councilor Sartoris said the Stanwood and Pleasant Street site provides the best ability to get to all parts of town. The common good has to rise above individual concerns. The Stanwood Street site is nine hundred dollars (\$900,000) cheaper than the lower Pleasant Street site. The town should take some of savings to help those displaced. There is a parking problem in the downtown already and more would be lost if a station went there. This is the toughest decision she has had to make since being on the Council, but based

Town Council Minutes

June 26, 2003

Page 4

on the information, she will support the Stanwood Street site for the long term good for all.

Councilor Rice said he was disappointed with the Aubuchon site's numbers. He cannot support the Stanwood Street site with the impact it has on the neighborhood. He will support the downtown site with a scaled back version and with some vehicles going out of Town Hall Place. The town needs to minimize the impact on the downtown buildings. There may be a cost savings in the purchase of the Stanwood Street property, but there would be additional cost involved with the required road changes.

Chair Priest said the Council needs to keep in mind what scaling back did to the town hall, which was outgrown in less than ten (10) years. The town needs to make sure it is not scaled back too much. There will be impacts on parking in the downtown with the station there.

Councilor Rice suggested the building going up in floors with a smaller footprint. They could scale back a couple of bays if there is going to be a Cook's Corner substation.

Councilor Watson said he was disappointed with numbers for the Aubuchon site and the state's response to an additional traffic signal. He would support the in-town site. He is not willing to take out affordable housing on Stanwood Street. They could go with six (6) bays, with the possibility of a substation.

Councilor King said she has supported the lower Pleasant Street site. She liked to see about scaling back the project, with the idea of a substation. The Stanwood Street site is more expensive than it appears with the needed site work.

Chair Priest said either other site works, but the Aubuchon site does not work. He wants the Council as united as possible. He will support the downtown site, although he is concerned with the tax rate with the additional parking that will be needed.

Manager Gerrish discussed affordable housing needs, and if those under the housing authority were displaced, they would rise to the top of the housing authority's list.

Councilor Rice said if there is no place for the displaced people to go, they will have to move out of town.

Councilor Randolph moved, Councilor Rice seconded, to choose the Lower Pleasant Street site and to have staff work to lower impact on that area.

Councilor McCausland favors the lower Pleasant Street site. He discussed the vote in 1979 on a central fire station, which failed. The town has been talking about a substation in the Cook's Corner area for years. One way to downscale the station is to build a substation. This will be something to present - a complete package for the whole town. Tonight the Council is discussing what to present to the voters in November. The town can downsize the downtown site and include a substation in the proposal.

Town Council Minutes

June 26, 2003

Page 5

Councilor King said if the East Brunswick needs are not met, she is concerned the vote will fail.

Councilor Randolph wished to withdraw her motion and yield to Councilor McCausland.

Councilor Rice, as the seconder, preferred to amend the motion instead of withdrawing it. He said there is an annual cost to run a substation and downtown station. The voters need to know the operational costs also.

Manager Gerrish said there will need to be a change in the Capital Improvement Plan (CIP) if putting to put in a substation. With the addition of a substation, it would be even more difficult to come up with information in time for a November referendum.

Chair Priest agreed with Manager Gerrish on the timing. He supports a substation, but the increase in the tax rate needs to be considered since it could be seven to eight percent (7 to 8%) with a station and substation.

Councilor Sartoris said the Council is talking about an additional cost of one million dollars (\$1,000,000) to purchase the downtown property versus the Stanwood Street site. Plus, they are discussing another cost of three million dollars (\$3,000,000) for a substation. She is concerned with the cost and tax impact.

Councilor McCausland said unless the Council makes a commitment to a substation, there will be new priorities that come along and may prevent it from happening.

Chair Priest said he supports having a substation in the CIP. This would prevent it from being overlooked. He is not sure that a vote for a project that costs this much would be passed by the voters.

The Council took a brief recess and then resumed the discussion.

Chair Priest wanted to vote on the central station location prior to deciding the Cook's Corner issue.

Councilor Lowe said the next step is to invest the time and money to do the necessary engineering work to shrink the footprint to help reduce cost. The Council needs to go to the next step and do it right with the right committee to oversee the process. Once the information is gathered, the Council will have to decide what to take to the voters.

Councilor Galloupe said the problem with a substation is staffing it and other operational costs, which equal a one percent (1%) increase in taxes. That cost is greater than the building cost. As far as the downtown station, there is a problem with parking. He pointed out the cost of a public safety station in Freeport was \$1.5 million dollars in 1996. He cannot vote to put the station on a one-way street (Pleasant Street).

Town Council Minutes

June 26, 2003

Page 6

Councilor Watson said the Cook's Corner substation would cost around \$1.6 million. He supported it.

Councilor Sartoris said she supports the Stanwood Street site. She is concerned about moving to the downtown site without having a back up site in case the impact is greater than anticipated. There are ten (10) housing units in the downtown and fourteen (14) on Stanwood Street that would be effected. There are only four (4) additional units on the Stanwood Street site.

Councilor Rice said it is time to move to one site. The Council needs to commit to a site and move ahead. The scaled back station would take less property and have less of an impact on the area. He is concerned about the one way section of Pleasant Street and thought maybe the station could also have access through Town Hall Place.

Councilor Galloupe moved, Councilor Sartoris seconded, to table this issue until July 21. The motion failed with two (2) yeas. Councilors Watson, Rice, Priest, Randolph, Lowe, King and McCausland were opposed.

Councilor Randolph moved, Councilor Rice seconded, to choose the Lower Pleasant Street site to locate a public safety facility and to have staff work to lower the impact on that area. The motion carried with seven (7) yeas. Councilors Galloupe and Sartoris were opposed.

Councilor McCausland said the cost of the substation is \$1.6 million and the town has already purchased property to locate it. It is going to cost money, so let the people decide what they want. He discussed a motion to put out a separate question on the substation along with public safety building on the November ballot.

Manager Gerrish recommended having the building committee look at the Cook's Corner substation at the same time as it works on the central station. They could put the information together and bring it back to the Council to decide what to do next.

Councilor McCausland moved, Councilor Randolph seconded, to direct a building committee to gather information, in conjunction with the Pleasant Street site, on a substation, and to report back to the Council with a cost, for the Council to make a decision as to what to send to the voters.

Councilor Lowe said he would be supportive of the motion if it is only to bring information back to the Council, not make a decision.

Councilor McCausland said that is the intent of his motion.

Councilor Watson said it is vital to look at the Cook's Corner area at the same time as looking at the central station. He volunteered for the building committee.

Town Council Minutes

June 26, 2003

Page 7

Councilor Lowe said it makes sense to look at it, but he is concerned about moving forward at the same time, due to building and operational costs.

Councilor Sartoris said things have changed since the 1998 Cook's Corner Master Plan, with increases in health insurance cost and the economy not being as strong now. There are other ways to address the EMS services in that area. The Council needs to look at all options, including a substation, and other ways to address EMS services. Town wide priorities need to be looked at. To move forward with a substation would mean not funding other program (especially education). She is concerned about moving without looking at all town needs.

Councilor Randolph said, responding to Councilor Sartoris' statement on the public concerns about education spending, at the public hearings on the budget, she did not feel the biggest concern was education issues.

Councilor Rice said if the town is going to reduce the size of the central station, the Council needs to have a plan on how to make up those needs. He wanted to move forward.

Councilor McCausland moved, Councilor Randolph seconded, to direct a building committee to gather information, in conjunction with the Pleasant Street site, on a substation, and to report back to the Council with a cost, for the Council to make a decision as to what to send to the voters. The motion carried with nine (9) yeas.

Councilor Watson moved, Councilor Rice seconded, to adjourn the meeting. The motion carried with nine (9) yeas.

The meeting adjourned at 9:52 p.m.

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

Frances M. Smith

Town Clerk

June 30, 2003

July 7, 2003

Date of Approval

Council Chair