

BRUNSWICK TOWN COUNCIL

Agenda

June 6, 2016

7:00 P.M.

Council Chambers

Town Hall

85 Union Street

Roll Call of Members

Acknowledgement of Meeting Notice

Pledge of Allegiance

Adjustments to Agenda

CONSENT AGENDA

- a) Approval of the Minutes of May 12, 2016
- b) Approval of the Minutes of May 16, 2016
- c) Approval of the Minutes of May 26, 2016
- d) Approval of a tax abatement relative to personal property for B & L Hardwood Floors

Public Comments

Correspondence

COMMITTEE REPORTS

- Bicycle and Pedestrian Advisory Committee
- Brunswick Development Corporation
- Human Rights Task Force
- Recycling & Sustainability Committee
- Rivers and Coastal Waters Commission

MANAGER'S REPORT

- a) Bowdoin College - President Clayton Rose
- b) Project Tracking Report
- c) Election reminder for June 14th Primary and School Budget Validation Referendum
- d) School Project update
- e) Report on Pleasant Street traffic signals

PUBLIC HEARING

65. The Town Council will hear public comments on special amusement license applications, and will take any appropriate action. (Manager)

Special Amusement

MCM Corp

Fernando Saldano

D/B/A: Pancho Villa

164 Pleasant Street

Lemongrass

Hung Alan Hoang

D/B/A: Lemongrass

212E Maine Street

HEARING/ACTION

66. The Town Council will hear public comments on amendments to the Zoning Ordinance relative to Chapter Four (Development Review), Sections 401 (Applicability) and 402 (Development Review Classifications and Thresholds to Require Review of Filling and Earthmoving Activities within the NRPZ) on an emergency and regular basis, in addition to repealing the Moratorium on New Development in the Natural Resource Protection Zone as part of this public hearing, and will take any appropriate action. (Planning Board)

HEARING/ACTION

TABLED ITEM

57. The Town Council will consider “A Resolution Expressing the Town Council’s Support for the Maine Department of Transportation’s Proposal to Replace the Frank J. Wood Bridge”, and will take any appropriate action. (Manager)

ACTION

NEW BUSINESS

67. The Town Council will consider adopting “An Ordinance Authorizing the Removal and Replacement of Exterior Trim Elements of the Brunswick Town Hall, with Total Project Costs Not to Exceed \$200,000 (plus any other costs authorized hereunder), and Further Authorizing Issuance of Bonds and Notes in an Amount not to Exceed \$200,000 (plus cost of issuance), plus any Additional Appropriation Authorized Hereunder,” and will take any appropriate action. (Manager)

ACTION

68. The Town Council will consider setting a public hearing for June 20, 2016, on an amendment to the “First Amendment for the Brunswick Landing II Omnibus Municipal Development and Tax Increment Financing District,” and will take any appropriate action. (Manager)

ACTION

69. The Town Council will consider setting a public hearing for June 20, 2016, on an amendment to the “First Amendment for the Brunswick Executive Airport II Omnibus Municipal Development and Tax Increment Financing District,” and will take any appropriate action. (Manager)

ACTION

70. The Town Council will hear information regarding the MRRA Credit Enhancement Agreement (CEA), and may take action at the June 20, 2016 meeting. (Manager)

DISCUSSION

71. The Town Council will consider appointments to the Town’s Boards and Committees, and will take any appropriate action. (Appointments Committee)

ACTION

**INDIVIDUALS NEEDING AUXILIARY AIDS FOR EFFECTIVE
COMMUNICATION SHOULD CONTACT
THE TOWN MANAGER’S OFFICE AT 725-6659 (TDD 725-5521)**

Brunswick Town Council
Agenda
June 6, 2016
Council Notes and Suggested Motions

CONSENT AGENDA

- a) Approval of the Minutes of May 12, 2016: A copy of the minutes is included in your packet.
- b) Approval of the Minutes of May 16, 2016: A copy of the minutes is included in your packet.
- c) Approval of the Minutes of May 26, 2016: A copy of the minutes is included in your packet.
- d) Approval of a tax abatement relative to personal property for B & L Hardwood Floors: This item is for the Council to approve a tax abatement for personal property assessed in error. A copy of a memo from the Assessor is included in your packet.

The Council has the option to remove any item from the Consent Agenda to be considered separately.

Suggested motion:

Motion to approve the Consent Agenda

Public Comments

COMMITTEE REPORTS

- Bicycle and Pedestrian Advisory Committee
- Brunswick Development Corporation
- Human Rights Task Force
- Recycling & Sustainability Committee
- Rivers and Coastal Waters Commission

Councilors representing the Council on the above committees that have recently met will provide brief updates. If there are any Committee updates beyond those listed, Councilors may also share them with the Council and public.

MANAGER'S REPORT

A copy of a memo from Manager Eldridge providing an overview of the Manager's Report is included in your packet.

- a) Bowdoin College - President Clayton Rose: President Rose will address the Council to discuss his first year at Bowdoin College and update the Council on what has been happening.

- b) Project Tracking Report: The Council will receive this monthly report on projects being tracked. There has also been a desire to hold a workshop on the projects. We are suggesting June 23rd, to be preceded by the year-end special meeting. A copy of the project list is included in your packet.
- c) Election reminder for June 14th Primary and School Budget Validation Referendum: Absentee ballots are available in the Town Clerk's office until Thursday, June 9th. On Thursday, the office will be open until 7:00 p.m. (Normal hours are 8:30 a.m. to 4:30 p.m.) On June 14th the polls are open 7:00 a.m. to 8:00 p.m. at the Junior High School, 65 Columbia Avenue. There are two local questions on the ballot - one to vote on the school budget and the other to ask voters if they wish to continue or discontinue the referendum for at least the next three years.
- d) School Project update: This item is to update the Council and public on the status of the proposed new school. The School Board voted on May 24th to seek additional information from the architect. With the time needed to receive information, there will not be adequate time to have all information prepared for a vote on the new school this November. Additional timeframes will be forthcoming this summer.
- e) Report on Pleasant Street traffic signals: This item is in response to a request from Councilor Perreault for additional information on the timing at the Pleasant Street traffic signals. A copy of a memo with the summary information is included in your packet.

PUBLIC HEARING

65. This item is the required public hearing on special amusement license applications for Pancho Villa and Lemongrass. Pancho Villa is requesting live bands and DJs. Lemongrass would like to have live soft music for special occasions such as private birthday parties. Personal property taxes for both applicants are paid in full. Copies of the public hearing notice and the applications are included in your packet.

Suggested motion:

Motion to approve special amusement license applications for Pancho Villa, located at 164 Pleasant Street and Lemongrass, located at 212E Maine Street.

66. This item, sponsored by the Planning Board, is the required public hearing on proposed amendments to address State shoreland zoning requirements not included in the Zoning Ordinance. The Council adopted an emergency moratorium preventing any development in the NRPZ so that the Planning Board and staff could develop amendments to bring the Zoning Ordinance into compliance with the State requirements. After two workshops, the Planning Board approved the amendments being proposed. With pending projects stalled by the moratorium, the Council in the public hearing notice advertised that the amendment be enacted on both an emergency and regular basis, so action can be taken on the 6th to repeal the moratorium and enact the amendments. There is one additional step that needs to take place with the Zoning amendments after they are adopted, which is to

get approval from the DEP. The repealing of the moratorium would be effective once that approval occurs. Should DEP not approve the amendments, the moratorium may need to be extended. Copies of an updated memo from the Planning Department, the emergency moratorium, the draft amendments, and a presentation are included in your packet.

Suggested Motion:

Option for the Council if they choose to vote this evening - suggested motion:

Motion to suspend the Council Rules to allow the Council to vote on this item at this meeting.

Suggested motion:

Motion to adopt amendments to the Zoning Ordinance relative to Chapter Four (Development Review), Sections 401 (Applicability) and 402 (Development Review Classifications and Thresholds to Require Review of Filling and Earthmoving Activities within the NRPZ), on an emergency and regular basis, and to repeal the Moratorium on New Development in the Natural Resource Protection Zone. Both sections of this motion will be effective immediately upon the approval of the Zoning ordinance changes by the Department of Environmental Protection as required by state law.

TABLED ITEM

57. This item, tabled at your last meeting, comes back for the Council to consider adopting a resolution regarding the Frank J. Wood Bridge. After public outreach on the proposed bridge replacement, it was thought that the two towns may wish to go on record in support of MDOT's recommendation. It was also suggested that there be a joint design advisory committee to work with MDOT to incorporate enhancements and minor modifications to the design. The resolution will be to support the MDOT's selected option, with modifications as worked out by the design advisory committee and MDOT. There have been changes to the original draft resolution. In particular, the draft in your packet adds an expression of the Town's desire to be named as a "consulting party" in the process referred to as the Section 106 historic preservation review, required for projects that receive federal funding. Copies of a memo from Manager Eldridge, the draft resolution and information on Section 106 are included in your packet.

Suggested motion:

Motion to adopt the revised "Resolution Expressing the Town Council's Support for the Maine Department of Transportation's Proposal to Replace the Frank J. Wood Bridge."

NEW BUSINESS

67. This item comes back to the Council after the required public hearing held at the last meeting. It is to consider adopting on "An Ordinance Authorizing the Removal and Replacement of Exterior Trim Elements of the Brunswick Town Hall, with Total Project Costs Not to Exceed \$200,000 (plus any other costs authorized hereunder), and Further

Authorizing Issuance of Bonds and Notes in an Amount not to Exceed \$200,000 (plus cost of issuance), plus any Additional Appropriation Authorized Hereunder.” At the time the Town acquired the McLellan Building from Bowdoin College, it was clear that the Town would need to address the building’s trim, as most of it was, and remains, in poor condition. In 2014, to better assess the potential cost of replacing the trim and repairing the damage, the trim on two first floor windows was replaced. The wood was replaced with a composite material. During installation, water damage and rot were discovered behind the trim, necessitating additional repairs to the sheathing and vapor barrier. Warren Construction Group, LLC (Warren Construction), replaced the window trim and developed a specification for repairing the other windows. At this time staff is recommending this repair work be done this year, and be done through a bond ordinance. Copies of a memo from Manager Eldridge, a cost estimate draft ordinance, and photos are included in your packet.

Suggested motion:

Motion to adopt “An Ordinance Authorizing the Removal and Replacement of Exterior Trim Elements of the Brunswick Town Hall, with Total Project Costs Not to Exceed \$200,000 (plus any other costs authorized hereunder), and Further Authorizing Issuance of Bonds and Notes in an Amount not to Exceed \$200,000 (plus cost of issuance), plus any Additional Appropriation Authorized Hereunder.”

68. This item is for the Council to consider setting a public hearing for June 20, 2016, on amendments to the “First Amendment for the Brunswick Landing II Omnibus Municipal Development and Tax Increment Financing District.” There is an extensive packet of information on this item. The packet pages are numbered. The relevant documents and corresponding page numbers can be found in the memo that starts on the first page of the TIF packet. Copies of information for items 68, 69 and 70 are combined in your packet.

Suggested motion:

Motion to set a public hearing for June 20, 2016, on amendments to the “First Amendment for the Brunswick Landing II Omnibus Municipal Development and Tax Increment Financing District.”

69. This item is for the Council to consider setting a public hearing for June 20, 2016, on amendments to the “First Amendment for the Brunswick Executive Airport II Omnibus Municipal Development and Tax Increment Financing District.” There is an extensive packet of information on this item. The packet pages are numbered. The relevant documents and corresponding page numbers can be found in the memo that starts on the first page of the TIF packet. Copies of information for items 68, 69 and 70 are combined in your packet.

Suggested motion:

Motion to set a public hearing for June 20, 2016, on amendments to the “First Amendment for the Brunswick Executive Airport II Omnibus Municipal Development and Tax Increment Financing District,”

70. This item is for the Council to hear information regarding changes to the MRRA Credit Enhancement Agreement (CEA). There will be no action this evening, but it will come back at the June 20th meeting for adoption. There is an extensive packet of information on this item. The packet pages are numbered. The relevant documents and corresponding page numbers can be found in the memo that starts on the first page of the TIF packet. Copies of information for items 68, 69 and 70 are combined in your packet.

Suggested motion:

There is no motion required for this item at this meeting.

71. At this time the Appointments Committee will make nominations to fill vacancies on Town Boards and Committees. Copies of the Committee's report and the applications are included in your packet.

Suggested Motion:

Nominations will be made, with no seconds required, and the Council will then vote on the nominations.

Suggested Motion:

Motion to adjourn the meeting.