

Approved
BRUNSWICK TOWN COUNCIL
Minutes
April 21, 2020
6:30 P.M. – Regular Meeting

MEETING VIA ELECTRONIC DEVICES
All Votes Taken Via Roll Call

Councilors Present: W. David Watson, Stephen S. Walker, Dan Jenkins, John M. Perreault, Christopher Watkinson, Toby McGrath, James Mason, Kathy Wilson, and Dan Ankeles

Councilors Absent: None

Town Staff Present: John S. Eldridge, III, Town Manager; Fran Smith, Town Clerk; Ryan Leighton, Assistant Town Manager; Matt Panfil, Director of Planning and Development; Julia Henze, Finance Director; Ken Brilliant, Fire Chief; Tom Farrell, Director of Parks and Recreation; and TV video crew

Chair Perreault provided roll call and acknowledged the meeting was properly noticed.

Pledge of Allegiance

Adjustments to Agenda: To Add #60 To make an appointment to Marine Resources Committee

MANAGER’S REPORT *(This item was discussed at 6:34 p.m.)*

a) Financial Update

Manager Eldridge provided this update.

b) Municipal Budget and CIP

Manager Eldridge and Kelly Wentworth, School Business Manager, provided this update.

c) Police Department and Special Olympics

Manager Eldridge provided this update.

d) Paving and Road Rehabilitation

Manager Eldridge provided this update, and responded to questions from Councilor McGrath.

e) People Plus Parking Lot

Manager Eldridge provided this update.

f) Farmers Markets

Manager Eldridge provided this update.

g) Veterans Plaza

Manager Eldridge provided this update.

TABLED

- 40. The Town Council will consider setting a public hearing for May 4, 2020 for a proposed Shoreland Protection Overlay map amendment regarding a change in the mapped wetland boundary, and will take any appropriate action. (Planning Board)** *(This item was discussed at 6:48 p.m.)*

Manager Eldridge introduced this item.

Chair Perreault moved, Councilor Wilson seconded, to set a public hearing for May 4, 2020, for an amendment to the Shoreland Protection Overlay (SPO) regarding a change in mapped wetland boundary to reflect verified field conditions. The motion carried with nine (9) yeas.

PUBLIC HEARING

- 53. The Town Council will hear public comments regarding establishing a 4-way stop at the intersection of Weymouth and Armory Streets, and will take any appropriate action. (Councilor Toby McGrath)** *(This item was discussed at 6:50 p.m.)*

Chair Perreault opened the public hearing.

Councilor McGrath introduced this item.

Councilor Wilson, Councilor Watson, Councilor Mason, and Councilor Ankeles spoke regarding this item.

Manager Eldridge spoke on this item.

Public Comments via phone call

Peggy Brown, 35 Weymouth Street

Janet Roberts, 40 Weymouth Street

Chair Perreault closed the public hearing.

There was no objection to suspending the rules to vote tonight.

Councilor McGrath moved, Councilor Wilson seconded, to adopt an ordinance to establish a 4-way stop at the intersection of Weymouth and Armory Streets. The motion carried with nine (9) yeas.

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

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- 54. The Town Council will hear public comments on an “Ordinance Authorizing Various Health, Safety and ADA Compliance Improvements at the Brunswick Junior High School, with Total Projects Costs Not to Exceed \$153,777, and Further Authorizing Issuance of Bonds and Notes in an Amount not to Exceed \$95,511 (following loan forgiveness of \$58,266)”, and will take any appropriate action. (School Board) ([*This item was discussed at 7:15 p.m.*](#))**

Chair Perreault opened the public hearing.

Kelly Wentworth, Business Manager for the School Department, presented a power point explaining the School Revolving Renovation Fund for Brunswick Junior High School. The repairs now are needed for health and safety issues. They applied for five projects and received \$160,790 for ADA stair rails, abating the hazmat asbestos in the cafeteria floor, fixing life safety signage and adding a safety kiln enclosure, which adds up to \$153,777. The loan forgiveness would add up to \$58,266. Loan repayment would be \$95,511 over five years at zero percent interest. There is an assumption that the approval of the project would decrease any future bond request for BJHS. If the project is under \$100,000 there would be a requirement for three proposals. Projects over \$100,000 would require a competitive bidding process.

Manager Eldridge asked what the deadline is for the paperwork, to which Ms. Wentworth responded July 31, 2020.

Chair Perreault asked if there were any questions from the Council.

Councilor Ankeles asked if the projected costs could be overestimated, to which Ms. Wentworth responded it is possible, but they would only be borrowing what they spend.

Councilor Watkinson asked for an explanation about why certain parts of the project were not accepted for the fund, to which Ms. Wentworth responded there is a cap on the amount you can borrow in this round and they prioritized the projects.

Celina Harrison, School Board member, says they support this project since the building is not safe in certain ways. This is money well spent.

Councilor Wilson asked if this is the project that includes repairing a wall that is sinking into the ground.

Chair Perreault said they were able to stabilize that wall.

Councilor Wilson asked if this project is part of those renovations and if they have to move students out, to which Paul Perzanoski, Superintendent, responded, yes, it is and they may have to move students out.

Teresa Gillis, School Board member, said she has two children who attended the junior high and this keeps getting deferred and put on the bottom of the list. This is not the best message to be sending to teachers, students and staff.

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Chair Perreault said the public is welcome to call in and asked if the council had questions and if there was any objection by the Council to vote on this tonight.

Councilor Wilson spoke regarding this item.

Chair Perreault closed the public hearing.

There was no objection to suspending the rules to vote tonight.

Councilor Ankeles spoke regarding this item.

Councilor Ankeles moved, Councilor Watkinson seconded, to adopt “Ordinance Authorizing various Health, Safety and ADA Compliance Improvements at the Brunswick Junior High School, with Total Project Costs Not to Exceed \$153,777, and Further Authorizing Issuance of Bonds and Notes in an Amount not to Exceed \$95,511 (following loan forgiveness of \$58,266)”. The motion carried with nine (9) yeas.

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

55. The Town Council will hear public comments on an “Ordinance Authorizing Health Improvements at the Coffin Elementary School, with Total Project Costs Not to Exceed \$296,006, and Further Authorizing Issuance of Bonds and Notes in an Amount not to Exceed \$183,849 (following loan forgiveness of \$112,157)”, and will take any appropriate action. (School Board) [*\(This item was discussed at 7:37 p.m.\)*](#)

Chair Perreault opened the public hearing.

Ms. Wentworth explained that on January 31, 2020, an award of \$296,096 was granted to Coffin School to improve indoor air quality. There is \$112,517 loan forgiveness as a state subsidy. There would be a \$183,849 loan with a zero percent interest rate that would be repaid over five years. The ventilation system has not been working for several years now. This is one of the projects that was part of the original application. There’s a July 31, 2020 deadline for the application and the project needs to be complete by July 31, 2021. The project would require a bid and would need a request for architectural designs.

Chair Perreault asked if there were any questions from the Council.

Councilor Wilson said she was told the building was beyond repair and that is why she supported building the new school. She acknowledged that they needed to keep the cafeteria, but that the school was not safe for kids. She did not understand why that changed.

Sarah Singer, School Board member, said she understood that perspective. There are over 400 students there. Some of the issues that made Coffin unfit was that every classroom has a door, which isn’t considered safe any more considering security. The kindergarten wing doesn’t have a sprinkler system and the walls are made of wood. Four classrooms are across the street and require students to cross a road. If you consider using the building as an office building for adults, some of the issues aren’t as problematic. She stated she was never in favor of tearing Coffin down. But the cost to do repairs to bring it to where it needed to be as a school would be

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\$20 million dollars, so it made more sense to build a new one for \$28 million. She could see having administration offices there and give Hawthorne to the town to develop. Regarding the argument of why would we put a new ventilation system in the school building, we have issues of bad air quality when a large group of people are present in the gymnasium, if this were to be used for community events.

Councilor Walker said it would be nice to have another gym but he suggested waiting a year with the economy in its current state.

Mr. Perzanoski said they would not lose the opportunity, but would have to wait for the money to be available again.

Jean Powers, 40 Redwood Lane, said the economy is extremely bad and the town should not be spending money on a school that is closed. The Town Council should vote no.

Councilor Mason said if we delay there is going to be a higher level of cost, to which Ms. Wentworth responded it would be subject to building cost.

Councilor Watkinson asked how long the project would take to complete, to which Ms. Wentworth responded they did not have an estimate, but it would have to be done by July 31, 2021.

Councilor Watkinson said he is split on this. He acknowledged the financial benefits, but would feel a lot more comfortable if he knew the plan and understood the need for this. Reusing the building for administrative offices makes sense. With the health and economic crisis, he is not sure this is something he can get behind.

Councilor Watson asked if the school department is going to come up with a plan for the building, to which Mr. Perzanoski responded that they would be talking about it at a future meeting.

Councilor Wilson said a couple of years ago the estimate to repair the school was \$21 million and she was told the building had heating issues, to which Mr. Perzanoski said the heating pipe has already been fixed. She could not support spending money with something that did not have a plan. She could see putting the administration offices in it.

Councilor Ankeles said he was worried that long term thinking might get cast aside because of the crisis. He supported moving forward with a long-term plan and it would be efficient to bring more offices into this building to consolidate. We could turn the Hawthorne building into a revenue generating situation that would easily pay for this project. He will support this project.

Ms. Singer said the \$20 million renovation included a new library and addition and was basically rebuilding the school.

Councilor McGrath asked if there is any opportunity for the middle school to utilize the gym and how, to which Ms. Singer said that the gym could help with conflicts that exist in use of the gym, but the air quality needs to be fixed if it is to be used as a gym.

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Public Comment

Curt Dale Clark, 11 Cedar street, agreed with Councilor Ankeles. That money will not exist anytime soon because of COVID and the school board should not be punished because of the out of order discussions due to what's going on.

Beth Bisson pointed out that there is a stage in that space, as well.

Chair Perreault asked if there is time to apply if a decision is not made tonight, to which Ms. Wentworth responded that this is the required public hearing and they need to complete the application by July 31st.

Kelly Wentworth said we should let Julia Henze weigh in on this. Julia Henze said we are fine to wait, she would not finish the application until June.

Chair Perreault inquired about what activities will happen, to which Ms. Singer responded the only plan is to have the Jr high students use the cafeteria and possibly two classrooms for fine arts classes.

Councilor Watson said it needs to be done in order and the Council needs to know what is going to happen prior to approving it.

Ed Cowan, Brunswick resident, indicated that his business is down 60% right now and he cannot support spending money on a building that was deemed unsafe for children two years ago.

Chair Perreault closed the public hearing.

Councilor Mason moved, Councilor Wilson seconded, to table to first available meeting after the School Board makes their decision for a plan. The motion carried with eight (8) yeas. Councilor McGrath was opposed.

NEW BUSINESS

- 56. The Town Council will consider setting a public hearing for May 4, 2020 regarding a Community Development Block Grant for Wild Oats, and will take any appropriate action. (Town Manager Eldridge) [*\(This item was discussed at 8:25 p.m.\)*](#)**

Sally Costello, Director of Economic Development, introduced this item.

Councilor Ankeles spoke regarding this item.

Chair Perreault moved, Councilor Watson seconded, to set a public hearing for May 4, 2020 for a Community Development Block Grant application for Natural Selection, Inc., d/b/a Wild Oats. The motion carried with nine (9) yeas.

- 57. The Town Council will consider a “Resolution Authorizing an Appropriation of \$25,000 from Cook’s Corner Tax Increment Financing (TIF) Revenues for the Purpose of Providing Capital to the Brunswick Development Corporation (BDC) for**

BDC’s Emergency Loan Program”, and will take any appropriate action. (Town Manager Eldridge) [\(This item was discussed at 8:32 p.m.\)](#)

Ms. Costello introduced this item, and responded to questions from Councilor Ankeles.

Chair Perreault moved, Councilor Watkinson seconded, to adopt a “Resolution Authorizing an Appropriation of \$25,000 from Cook’s Corner Tax Increment Financing (TIF) Revenues for the Purpose of Providing Capital to the Brunswick Development Corporation (BDC) for BDC’s Emergency Loan Program”. The motion carried with nine (9) yeas.

(A copy of the adopted resolution will be attached the official minutes.)

58. The Town Council will consider changes to Chapter 7 of the Brunswick Town Ordinance “Fire Prevention and Protection”, and will take any appropriate action. (Town Manager Eldridge) [\(This item was discussed at 8:36 p.m.\)](#)

Manager Eldridge introduced this item.

Councilor Watkinson moved, Councilor Mason seconded, to set a public hearing for May 4, 2020, for proposed changes to Chapter 7, “Fire Prevention and Protection” of the Brunswick Code of Ordinances. The motion carried with nine (9) yeas.

59. The Town Council will discuss the COVID-19 pandemic, and will take any appropriate action. (Town Manager Eldridge) [\(This item was discussed at 8:40 p.m.\)](#)

Manager Eldridge introduced this item.

Chair Perreault, Councilor Wilson, Councilor Watson, Councilor McGrath, and Councilor Ankeles spoke regarding this item.

Steve Langsdorf, Town Attorney, spoke regarding this item

Madeleine Hill, 731 River Road, spoke regarding this item.

Chair Perreault, Councilor Wilson, Councilor Watkinson, Councilor Walker, Councilor Ankeles, Councilor Watson, Councilor McGrath, and Councilor Jenkins spoke regarding this item.

Councilors discussed having realtors be designated essential businesses and voted in support of adding this to the order. They also discussed allowing non-essential businesses to do curbside if they comply with the rest of the Governor’s order; and wearing masks.

Dr. Kristin Jhamb spoke regarding this issue and responded to questions from the Council.

Rae Duval, 505 Old Bath Road, spoke regarding this item.

Councilor Wilson, Councilor Watkinson, Councilor Walker, Councilor McGrath, Councilor Jenkins, Councilor Watson, Councilor Ankeles, and Councilor Mason spoke regarding this item.

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Ken Brilliant, Fire Chief, spoke regarding this item.

Motion 1:

Councilor Walker moved, Councilor Wilson seconded, to require the use of face coverings in all enclosed indoor public spaces with employees and customers interacting, to be in place by Friday.

Councilor Wilson, Councilor Jenkins, Councilor Watkinson, and Councilor Ankeles spoke regarding this item.

Vote on Motion 1:

Councilor Walker moved, Councilor Wilson seconded, to require the use of face coverings in all enclosed indoor public spaces with employees and customers interacting, to be in place by Friday at 7 a.m. The motion failed with four (4) yeas. Councilor Watkinson, Chair Perreault, Councilor McGrath, Councilor Mason, and Councilor Ankeles were opposed.

Motion 2 with vote:

Councilor Watkinson moved, Councilor Mason seconded, to require all employees in public spaces where customers are being served to wear facial coverings starting Friday at 7 a.m., and to ask customers to follow CDC recommendations. The motion carried with nine (9) yeas.

Motion 3 with vote:

Councilor Jenkins moved, Councilor Perreault seconded, to allow for businesses to have delivery or shipping of any goods.

The Council discussed this motion.

Councilor Jenkins and Chair Perreault withdrew the motion so that it can be looked at with more information on Monday.

Chair Perreault moved, Councilor Mason seconded, to extend the Council resolution as it is for now, along with adding facial coverings and having realtors designated as essential businesses, good until Tuesday, April 28. The motion carried with nine (9) yeas.

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

60. (ADDED) The Town Council will consider appointment to the Marine Resource Committee, and will take any appropriate action.) [*\(This item was discussed at 8:39 p.m.\)*](#)

This item was done prior to 59.

Councilor Ankeles nominated [Anthony Yuodsnukis](#) to be on the Marine Resources Committee.

The Council unanimously supported this nomination.

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CONSENT AGENDA (*[This item was discussed at 10:41 p.m.](#)*)

- a) Approval of the minutes of March 16, March 30, and April 6, 2020
- b) Approval of election workers

Councilor Watson moved, Councilor Mason seconded, to approved the Consent Agenda. The motion carried with nine (9) yeas.

Councilor Watson moved, Councilor Walker seconded, to adjourn the meeting.

[The meeting adjourned at 10:42 p.m.](#)

PLEASE NOTE: THESE MINUTES ARE ACTION MINUTES. THE ENTIRE MEETING CAN BE VIEWED AT WWW.BRUNSWICKME.ORG.

*Frances M. Smith
Town Clerk
June 2, 2020*

June 15, 2020
Date of Approval

Council Chair