

**MINUTES  
SCARBOROUGH TOWN COUNCIL  
WEDNESDAY – JUNE 18, 2025  
HYBRID REGULAR MEETING – 7:00 P.M.**

**Item 1. Call to Order.** Council Chair Sither called the regular meeting of the Scarborough Town Council to order at 7:04 p.m.

**Item 2. Pledge of Allegiance.**

**Item 3. Roll Call.** Roll was called by Yolande P. Justice, Clerk to the Council. Thomas J. Hall, Town Manager and Liam Gallagher, Assistant Town Manager were also present. Those Councilors present:

Councilor Scott W. Doherty	Councilor William J. Donovan
Councilor Karin B. Shupe	Councilor Jonathan E. Anderson
Councilor Cory R. Fellows	Council Chair April V. Sither

**Item 4. General Public Comments.**

- Kate Foley of Acorn Lane, spoke on the current Animal Control Ordinance that had been presented. She offered a public apology to Glennis Chabot and Councilor Donovan.
- Claire Shaw of Bell Terrace voiced her concerns on an incident that had happened last Saturday and voiced her displeasure with the incident.
- Louise Secordel of Dollys Way, voiced her concerns on the immigration issue and innocent individuals who she felt have been wrongly accused of being here illegally.
- Abigail Henry of Longmeadow Road, also voiced her concerns relating to on the immigration issue and innocent individuals who she felt have been wrongly accused of being here illegally.
- Forrest Beckham, also voiced his concerns relating to on the immigration issue and innocent individuals who she felt have been wrongly accused of being here illegally.

At the request of the Council, the Town Manager gave a brief overview on the incident that had happened over the weekend on Route One, that the speakers were referring to.

**Item 5. Minutes: June 4, 2025 - Town Council Meeting.** Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval of the minutes of the June 4, 2025 Town Council meeting, as written.

Vote: 6 Yeas. Motion Passes.

**Item 6. Adjustment to the Agenda.** None at this time.

**Item 7. Items to be signed: a. Treasurer's Warrants.** Treasurer's Warrants were signed prior to the meeting.

**Item 8. Town Manager Report.** Thomas J. Hall, Town Manager, gave the following updates:

- **Black Point Road Reconstruction Project** -
  - Project is 100% Complete
  - Seeking Reimbursement of Costs from FEMA
- **Eastern Trail-Close The Gap** -
  - Pre-Construction Meeting on June 18, 2025
  - Groundbreaking Ceremony planned

- **Scottow Hill Road Closure** -
  - Complete failure of culverts
  - Regulatory Agency consultation - work cannot occur until Nov. 2025
  - Repair Options being evaluated
  - Exploring feasibility of the permanent road closure
- **SBAC2 Site Selection** -
  - Contingent on solution recommended
- **Short-Term Rentals** -
  - Public Meeting on May 15th - approximately 60 attendees
  - Public Comments received until July 1st
  - Ordinance Committee on July 9th
- **Summer Meeting Schedule** -
  - July and August - Third Wednesday of the month only
  - Stay tuned if additional meetings are required
- **Pine Point Community Parade** -
  - Friday, July 4<sup>th</sup>, Parade starts at 9:00 a.m.

**Item 9. Standing and Special Committee Reports and Liaison Reports.**

- Councilor Anderson gave updates on the Finance Committee and the Transportation Committee
- Councilor Donovan gave an update on the SBAC-Phase II meeting.
- Councilor Fellows gave updates on the Long Range Planning Committee and the Planning Board
- Councilor Chair Sither noted the SBAC Committee would be presenting the recommendation to the School Board on June 26<sup>th</sup> and encouraged members of the Council to attend.
- Councilor Shupe gave updates on the Parks and Conservation Land Board and the Ordinance Committee.

**Order No. 25-060, 7:00 p.m. Public hearing and action on the renewal request for a Special Amusement Permit from Jeff Gambardilla d/b/a Nonesuch River Brewing, located at 201 Gorham Road and on a new request from Key Point Properties, LLC d/b/a Spanish Point, located 3 East Grand Avenue. [Town Clerk's Office]** A brief overview was given on this Order. Council Chair Sither opened the public hearing. As there were no comments either for or against the hearing was closed at 7:42 p.m.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the renewal request for a Special Amusement Permit from Jeff Gambardilla d/b/a Nonesuch River Brewing, located at 201 Gorham Road, License to be issued upon final inspection and on a new request from Key Point Properties, LLC d/b/a Spanish Point, located 3 East Grand Avenue.

Motion by Councilor Anderson, seconded by Councilor Donovan to move approval to divide the question and take each request separately.

Vote on motion to Divide: 6 Yeas. Motion Passes.

Motion by Councilor Anderson, seconded by Councilor Shupe, to move approval to table the request from Nonesuch River Brewery to the July 16, 2025, meeting

Vote to Table: 5 Yeas. 1 Nay [Councilor Doherty] Motion Passes

Vote on the main motion relating to the request from Key Point Properties, LLC d/b/a Spanish Point, located 3 East Grand Avenue.

Vote on 6 Yeas. Motion Passes

**Order No. 25-061, 7:00 p.m. Public hearing and action on the new requests for a Mobile Food Vendor License from Jean Krull d/b/a Maine-ly Meatballs and Sarah Sutton d/b/a Bite Into Maine, Inc. [Town Clerk's Office]** A brief overview was given on this Order. Council Chair Sither opened the public hearing. As there were no comments either for or against the hearing was closed at 7:44 p.m.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the new requests for a Mobile Food Vendor License from Jean Krull d/b/a Maine-ly Meatballs and Sarah Sutton d/b/a Bite Into Maine, Inc..

Vote: 6 Yeas. Motion Passes.

**Order No. 25-062, 7:00 p.m. Public hearing and action on the new request for a Food Handlers License from Scott Doherty, located at 12 Ferry Road and Bayley Girls, LLC d/b/a Bayley's Seafood Restaurant, located at 165 Old Blue Point Road. [Town Clerk's Office]** A brief overview was given on this Order. Council Chair Sither opened the public hearing. As there were no comments either for or against the hearing was closed at 7:48 p.m.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the new request for a Food Handlers License from Scott Doherty, located at 12 Ferry Road and Bayley Girls, LLC d/b/a Bayley's Seafood Restaurant, located at 165 Old Blue Point Road.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval to divide the question so Councilor Doherty could vote on the request from Bayley Girls, LLC.

Vote: 5 Yeas. 1 Abstain [Councilor Doherty]. Motion Passes.

Vote on the request from Scott Doherty, located at 12 Ferry Road.

Vote: 6 Yeas. 1 Abstain [Councilor Doherty]. Motion Passes.

Vote on the request from Bayley Girls, LLC d/b/a Bayley's Seafood Restaurant, located at 165 Old Blue Point Road.

Vote 6 Yeas. Motion Passes.

**OLD BUSINESS:** None at this time.

**NEW BUSINESS:**

**Order No. 25-063. Act on the request to certify the School Budget Validation Referendum Election, the Board of Education Election and the Special Municipal Election for Town Council, that were held on Tuesday, June 10, 2025. [Town Clerk's Office]** A brief overview was given on this Order.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the request from the Town Clerk to Certify the June 10<sup>th</sup> Election Results for the School Budget Validation Referendum Election, the Board of Education Election and the Special Municipal Election, as follows:

Presented for certification by the Town Council, are the election results for the School Budget Referendum Election, the Board of Education Election and the Special Municipal Election that were held on Tuesday, June 10, 2025:

Presented for certification by the Town Council, are the election results for the Municipal Elections and School Budget Referendum Election that was held on Tuesday, June 10, 2025:

**BOARD OF EDUCATION – 3 YEAR**

1,860 JACOBS, CHARLOTTE M.\*  
1,837 KELLEHER III, JOHN J.P.\*  
1,873 TRAPINI-HUFF, JILLIAN B.\*  
2,575 BLANKS

**TOWN COUNCIL – TO FILL A TERM**

1,311 CAIN, LAWRENCE W.\*  
168 GONDZAR, DONALD SCOTT  
1,055 MAURER, CRESCENCIA  
181 BLANKS

**QUESTION 1: SCHOOL BUDGET**

1,787 YES\*  
894 NO  
34 BLANKS

**QUESTION 2: BUDGET VALIDATION REFERENDUM PROCESS**

1,764 YES\*  
860 NO  
91 BLANKS

There are approximately 18,698 active voters on our voter registration list for this Election, which does not include same day registration. There were 2,715 voters who cast ballots in the June 10, 2025 Municipal Election and School Budget Referendum Election, of which 1,041 were absentee ballots. The percentage for overall voter turnout for this Election was 15%.

Vote: 6 Yeas. Motion Passes.

**Order No. 25-064. Act on the request to adopt the FY2026 School Budget Resolution as required by State Statute. [School Department]** Thomas J. Hall, Town Manager, gave a brief overview on this Order.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the request to adopt the FY2026 School Budget Resolution as required by State Statute, as follows:

**Scarborough Public Schools  
2025-2026 Budget Resolutions**

**ARTICLE I.** To see what sum the municipality will appropriate for the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act. **Recommend \$43,653,697**

and to see what sum the municipality will raise as the municipality's contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act in accordance with the Maine Revised Statutes, Title 20-A, section 15688.

**Recommend \$34,831,102**

Explanation: The school administrative unit's contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act is the amount of money determined by state law to be the minimum amount that a municipality must raise in order to receive the full amount of state dollars.

**ARTICLE II.** To see what sum the municipality will raise and appropriate for the annual payments on debt service previously approved by the municipality for non-state-funded school construction projects, or non-state-funded portions of school construction projects in addition to the funds appropriated as the local share of the school administrative unit's contribution to the total cost of funding public education from kindergarten to grade 12.

**Recommend \$5,530,831**

Explanation: Non-state-funded debt service is the amount of money needed for the annual payments on the municipality/district long-term debt for major capital school construction projects that are not approved for state subsidy. The bonding of this long-term debt was previously approved by the voters.

**ARTICLE III.** To see what sum the municipality will raise and to appropriate that sum in additional local funds for school purposes under Maine Revised Statutes, Title 20-A, 15690.

**Recommend \$19,729,748**

Explanation: The additional local funds are those locally raised funds over and above the school administrative unit's local contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act and local amounts raised for the annual payment on non-state-funded debt service that will help achieve the municipality budget for educational programs.

**ARTICLE IV.** To see what sum the municipality will authorize the School Board to expend for the fiscal year beginning July 1, 2025 and ending June 30, 2026 from the school administrative unit's contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act, non-state-funded school construction projects, additional local funds for school purposes under the Maine Revised Statutes, Title 20-A, section 15690, unexpended balances, tuition receipts, state subsidy and other receipts for the support of schools.

**Recommend \$71,066,428**

**Pursuant to Maine Revised Statutes, Title 20-A, section 1485, voters and the Town Council authorize the School Board to expend the above funds in the following State-mandated categories:**

**ARTICLE IV-A.** To see what sum the school administrative unit will be authorized to expend for Regular Instruction.

**Recommend \$29,488,621**

**ARTICLE IV-B.** To see what sum the school administrative unit will be authorized to expend for Special Education.

**Recommend \$15,168,596**

**ARTICLE IV-C.** To see what sum the school administrative unit will be authorized to expend for Career and Technical Education.

**Recommend \$0**

**ARTICLE IV-D.** To see what sum the school administrative unit will be authorized to expend for Other Instruction. **Recommend \$1,953,086**

**ARTICLE IV-E.** To see what sum the school administrative unit will be authorized to expend for Student and Staff Support. **Recommend \$7,201,198**

**ARTICLE IV-F.** To see what sum the school administrative unit will be authorized to expend for System Administration. **Recommend \$1,569,368**

**ARTICLE IV-G.** To see what sum the school administrative unit will be authorized to expend for School Administration. **Recommend \$2,200,279**

**ARTICLE IV-H.** To see what sum the school administrative unit will be authorized to expend for Transportation and Buses. **Recommend \$2,297,989**

**ARTICLE IV-I.** To see what sum the school administrative unit will be authorized to expend for Facilities Maintenance. **Recommend \$5,656,460**

**ARTICLE IV-J.** To see what sum the school administrative unit will be authorized to expend for Debt Service and Other Commitments. **Recommend \$5,530,831**

**ARTICLE IV-K.** To see what sum the school administrative unit will be authorized to expend for All Other Expenditures. **Recommend \$0**

**ARTICLE V.** To see if the municipality will appropriate **\$233,057** for Adult Education and raise **\$97,048** as the local share; with authorization to expend any additional, incidental or miscellaneous receipts in the interest and for the well-being of the Adult Education program.  
**Recommend \$97,048 (Local)**

**ARTICLE VI.** To see if the municipality will appropriate **\$2,529,344** for School Nutrition and raise **\$0** as the local share; with authorization to expend any additional, incidental or miscellaneous receipts in the interest and for the well-being of the School Nutrition program.  
**Recommend \$0 (Local)**

Vote: 5 Yeas. 1 Nay [Councilor Doherty] Motion Passes.

**Item 10. Non-Action Item.** None at this time.

**Item 11. Council Member Comments.**

- Councilor Anderson noted that there would be two seats available on the Town Council this fall and encouraged the two Councilors whose terms were up to consider running again. He thanked voters for coming out and voting on the Budget and would like to see more voter turnout.
- Councilor Doherty commented on the School Budget vote and not realizing that there was a second questions with regards whether the voters wanted to continue the voting process. He also commented on the recommendation from the SBAC and how the park was built in phase, without voter approval – that is why he ran for Council. He felt that the Committees ran the town, not the town council and added that he would continue to speak his mind.
- Councilor Fellows thanked those who ran from office and went on to comment on the remarks from Councilor Doherty by stating, that we the Council, represent all the voters/residents of Scarborough. We all knocked on doors and spoke with a great number of people and he

respectively asserts that we should not imply that others on the Council do not necessarily represent the public.

- Councilor Anderson noted that he really appreciated Councilor Doherty's point of view, but it was not his point of view. He appreciated his voice at the table, he may not always agree with him, but you do make me think, and I think one of the things that makes an excellent representative. My personal opinion is you have to be able to put your personal opinion behind you and try to do what is for the greater good of the entire public. He would like to see more people show up and be engaged in the issues, and wondered how do we get more engagement so that we can make better informed decisions.
- Councilor Donovan stated that he appreciated the comments that he heard from members of the public who got up and spoke, noting that is never easy to do. He had attended a Rally in Portland, and saw a lot of Scarborough people who he knew and people who work for the town of Scarborough who I knew, and it was an uplifting experience in support of democracy. He congratulated, Larry Kane and looked forward to working with him.
- Council Chair Sither closed out the meeting by thanking the people who came to speak this evening. It is incredibly difficult to take the podium, and I know that it means a lot to all of us when people are willing to do that. She hoped that everyone takes the opportunity to get outside to enjoy everything that Scarborough has to offer.

**Item 12. Adjournment.** Motion by Councilor Donovan, seconded by Councilor Anderson, to move approval to adjourn the regular meeting of the Scarborough Town Council.

Vote: 6 Yeas. Motion Passes.

Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Yolande P. Justice  
Clerk to the Council