

**MINUTES
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – AUGUST 20, 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 7:00 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 Lawrence W. Cain	Councilor Cory R. Fellows
Councilor Karin B. Shupe - Absent	Councilor Jonathan E. Anderson - Absent
Council Chair April V. Sither	

Item 4. General Public Comments.

- Susan Hamill of Bay Street, requested that all emails that the Council receives be posted with the agenda like the Planning Board does.
- Pat Degon of Avenue Two at Pine Point, gave an update on the Pine Point Association's membership and issues that they listed in an email to the Council. She went on to voice the Associations concerns regarding the upcoming parking and paving in their area.
- Matthew Keith, of Pleasant Avenue, spoke on the workshop that had been held prior to the Town Council. He then voiced his concerns with the ICE Facility. [Via Zoom]
- Sam Cofone of US Route One, voiced his concerns on the Surf Kites in the River and asked the Council to look into not allowing them so far up the river.

Item 5. Minutes: July 16, 2025 - Town Council Meeting. Motion by Councilor Donovan, seconded by Councilor Follows, to move approval of the meeting minutes of July 16, 2025, as written.

Vote: 5 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:

- **Eastern Trail- Close The Gap**
 - Groundbreaking Ceremony - July 24, 2025 at 10:00 AM
 - Construction Well Underway - hopeful to open one segment early
- **Scottow Hill Road Closure**
 - Complete failure of culverts
 - Regulatory Agency consultation - work cannot occur until November 2025
 - Repair Options being evaluated -
 - \$825K repair estimate
 - \$200K restoration estimate (grant opportunity)
 - Exploring feasibility of the permanent road closure- public outreach planned

- **Peterson Field Lights**
 - Discussion underway - MOU drafted
 - Additional funding likely needed
- **Sawyer Street Update**
 - Grant funding has been released
 - Public Meeting planned for mid-September
 - Road Discontinuance action in October
- **Tax Commitment**
 - Internal review completed
 - Tax bills sent the week of August 18, 2025
- **Property Tax Relief**
 - GPCOG to convene a Working Group
 - LD 1770 - “An Act to Provide Immediate and Long-term Property Tax Relief”
 - Nick Cloutier Appointed to serve on Property Tax Relief Task Force
- **LD 1829 Forum**
 - August 25, 2025 at 6:00 PM - Scarborough Public Safety Building
 - GPCOG event
- **Mitchell Hill Road Update**
 - Residents in North Scarborough/West Scarborough will have noticed signage going up. MDOT will be conducting a culvert or bridge replacement
 - Location is at the Gorham/Scarborough line – over the Nonesuch River
 - There will be a 45-day road closure causing detours that will impact a number of Scarborough roads.
- **Helicopter in Residential Area/Plane landing on Pine Point Beach**
 - Monday - Calls from concerned residents regarding a helicopter landing in the backyard of residential area
 - Tuesday – concern from residents regarding a plane landing at Pine Point Beach
 - Staff is already looking at current ordinances and where we could tighten up our local laws
- **Election update**
 - Nomination papers are available for the November Ballot - 2 seats for Town Council, 1 seat for Board of Education and 2 seats for the Sanitary District Trustees – Three individuals have taken out papers for Town Council
 - Papers are due back to the Clerk’s Office by close of business on Wednesday, September 3rd
 - Please consider running for a local office

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

- Councilor Fellows gave an update on the Planning Board noting that the Marshview Housing Project withdrew their application.
- Councilor Cain gave an update on the Communications Committee. He noted that he is a member of the School Building Communications regarding the proposed Referendum questions.
- Council Chair Sither noted that she had the pleasure in participating Ground Breaking on the eastern trail and making opening remarks at the Intermed ground breaking ceremony.

Order No. 25-069, 7:00 p.m. Public Hearing and second reading on the proposed amendments to Chapter 405 – the Zoning Ordinance to allow Landscape Contractor in the RH Zone, Light Industrial and Industrial Districts. *[Planning Director]* Thomas J. Hall, Town Manager, gave a brief overview on this Order. Council Chair Sither opened the public hearing. The following individuals spoke on this Order:

- Denise Hamilton of Two Rod Road, voiced her concerns with the lack of performance standards in the Light Industrial Zone and asked the Council to consider implementing them.

As there were no further comments either for or against the hearing was closed at 7:27 p.m.

Motion by Councilor Donovan, seconded by Councilor Fellows, to move approval of the second reading on the proposed amendments to Chapter 405 – the Zoning Ordinance to allow Landscape Contractor in the RH Zone, Light Industrial and Industrial Districts, as follows:

CHAPTER 405 – ZONING ORDINANCE

BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following amendments to Chapter 405- the Town of Scarborough Zoning Ordinance, be and hereby is amended, as follows (additions are underlined; deletions are struck through):

First Reading Version 7.16.25

CHAPTER 405 SECTION VI. DEFINITIONS

Landscape Contractor:

Landscape Contractor means the business of designing, installing, planting, or maintaining lawns, gardens, hardscapes, water features, outdoor structures, decorative features, stormwater and drainage features, or other activities intended to enhance the appearance or usefulness of outdoor areas. Landscape Contractor also means providing snow removal services with vehicles, equipment, and supplies that are stored, parked, serviced, or loaded at the business location. Landscape Contractor includes tree installation, maintenance, or removal. Landscape Contractor includes buildings and structures used in the such as barns, storage buildings and facilities, greenhouses and temporary shelters. All structures shall be subject to site plan approval.

CHAPTER 405 SECTION IX PERFORMANCE STANDARDS

BB. PERFORMANCE STANDARDS – LANDSCAPE CONTRACTOR RUNNING HILL - GORHAM ROAD MIXED USE DISTRICT

1. The number of motor vehicles and trailers for equipment and supplies operated in connection with the landscape contractor business or parked on-site must be approved by the Planning Board to avoid an adverse impact on abutting uses.
2. Adequate parking must be provided on-site for the total number of vehicles and trailers permitted.
3. Sale of plant materials, garden supplies, or equipment is prohibited.
4. The Planning Board may regulate hours of operation and other on-site operations to avoid adverse impact on abutting uses.
5. No open storage of materials shall be permitted.
6. All burning of landscape related materials shall be prohibited.

SECTION XXA. RUNNING HILL – GORHAM ROAD MIXED USE DISTRICT, RH

D. SPECIAL EXCEPTIONS

The following uses are allowed as special exceptions in both conventional and planned developments:

1. Adjunct Uses, Place of Worship
2. Public utility facilities
3. Landscape Contractor subject to the performance standards of Section IX.(BB)
4. Residential and long-term care facilities for the ill, aged or disabled with no more than 20,000 square feet of floor area per unit of occupancy. If the facility includes dwelling units, then the regulations governing the particular type of dwelling shall apply.

CHAPTER 405 SECTION XXI.B. LIGHT INDUSTRIAL DISTRICT (LI)

C. PERMITTED USES

NOTE: The requirements of subsection G.1. of this district relating to sewage disposal may limit the type or scale of the uses that can occur in this district.

The following uses are permitted on any lot in the district subject to the requirements of Section G:

1. Personal service establishments.
2. Instructional and educational services.
3. Business and professional offices.
4. Business services.
5. Contractor's offices, shops and storage yards.
6. Landscape Contractor. (xx/xx/25)
7. Non-municipal government buildings and uses.
8. Motor vehicle repair and service facilities existing as of January 1, 2013 including auto body shops and facilities for the repair of recreational vehicles.
9. Accessory uses.
10. Accessory agricultural activities subject to the additional performance standards of Section IX.P. [Amended 03/19/2025]

The following uses are permitted only on lots that have vehicular access to the Holmes Road:

11. Manufacturing and assembly, subject to the additional performance standards of Section IX (M). [Amended 03/19/2025]
12. Research, development and light industrial, subject to the additional performance standards of Section IX (M.1). [Amended 03/19/2025]
13. High technology facilities, subject to the additional performance standards of Section IX (M). [Amended 03/19/2025]
14. Warehousing Facility, exclusive of mini-warehouse/storage facilities. [Amended 06/20/18]
15. Distribution, wholesale trade and transportation, including truck terminals.

16. Motor vehicle repair and service facilities including auto body shops, facilities for the repair of recreational vehicles, small engine repair facilities, and vehicle sales accessory to these uses.
17. Sale, rental and/or service of heavy equipment or specialized motor vehicles (other than passenger cars).
18. Retail sales or services if such sales or services are accessory to principal permitted uses.
19. Municipal buildings and uses.
20. Transmission towers subject to the additional performance standards of Section IX(F) of this Ordinance. [Amended 03/19/2025]
21. Recycling facilities, including only junkyards, automobile graveyards or automobile recycling businesses that are existing as of January 1, 2013, and subject to annual licensing by the Scarborough Town Council under Section IX(A)(18).
22. Fully enclosed places of assembly, amusement, culture and government existing as of January 1, 2013.
23. Telecommunication facilities.
24. Small-scale energy facilities, subject to the additional performance standards of Section IX(W). [Amended 03/19/2025]
25. Cannabis Testing Facility. [Adopted 01/08/2020; Amended 09/04/2024]
26. Utility-Scale Solar Energy Systems, subject to the performance standards of Section IX.(O.1.) of this Ordinance. [Adopted 11/03/21]

CHAPTER 405 SECTION XXI INDUSTRIAL DISTRICT (I)

B. PERMITTED USES

1. Manufacturing and assembly. [Amended 07/18/12]
2. Research, development and light industrial.
3. High technology facilities, subject to the performance standards of Section IX(M).
4. Food processing facilities.
5. Warehousing Facility. [Amended 06/20/18]
6. Distribution, wholesale trade and transportation, including trucking terminals. [3/19/75] [05/01/96]
7. Mini-Warehouse/Storage Facilities, subject to the performance standards of Section IX(H) of this Ordinance. [12/03/97]
8. Instructional and educational services.
9. Motor vehicle repair and service facilities including auto body shops, facilities for the repair of recreational vehicles, small engine repair facilities and vehicle sales accessory to these uses.
10. Sale, rental and/or service of heavy equipment or specialized motor vehicles (other than passenger cars). [05/01/96]
11. Restaurants, with less than 2,000 square feet of floor area and with no drive-up, drive-through or drive-in service. [05/06/98]

12. Lumber yards, fuel storage and distribution yards (excluding tank farms) and building material yards (building material yards may include storage of rock, sand and gravel provided no excavation occurs on site). [05/01/96][07/18/12]
13. Retail sales or services if such sales or services are accessory to principal permitted uses. [05/01/96]
14. Professional offices, including addiction treatment facilities subject to the Performance Standards of Section IX.L. with a maximum of 2,500 square feet of floor area per use. [11/16/2005][07/18/12]
15. Business services and business offices.
16. Contractor's offices, shops and storage yards. (05/01/96)
17. Landscape Contractor. (xx/xx/25)
18. Municipal buildings and uses, not including places of assembly.
19. Non-municipal government buildings and uses.
20. Health Clubs. [05/04/02]
21. Personal Services. [05/20/98][07/18/12]
22. Pet Care Facility. [09/04/02]
23. Transmission towers subject to the performance standards of Section IX(F) of this Ordinance. [5/17/95][07/18/12]
24. Recycling Facility, exclusive of junkyards, automobile graveyards or automobile recycling businesses subject to annual licensing by the Scarborough Town Council under section IX(A)(18). Notwithstanding this provision, all municipal solid waste incinerator ash processing facilities and all municipal solid waste incinerator ash recycling facilities shall be sited only within the confines of a secure, lined landfill approved by the Maine Department of Environmental Protection.[03/06/96][07/18/12]
25. Water dependent sports practice facilities. [07/18/12]
26. Accessory agricultural activities subject to the performance standards of Section IX.P. [Amended 05/05/10; 07/18/12]
27. Telecommunication facilities. [05/01/96]
28. Cannabis Manufacturing Facility [Adopted 01/08/2020]
29. Cannabis Testing Facility. [Adopted 01/08/2020]
30. Cannabis Cultivation Facility conducted within a fully enclosed structure. [Adopted 01/08/2020; 09/04/2024]
31. Utility-Scale Solar Energy Systems, subject to the performance standards of Section IX.(O.1.) of this Ordinance. [Adopted 11/03/21]

Vote: 5 Yeas. Motion Passes.

Order No. 25-070, 7:00 p.m. Public Hearing regarding the establishment of a Dunstan Omnibus Municipal Tax Increment Financing District. [Town Manager] Thomas J. Hall, Town Manager, gave an overview on this Order. Council Chair Sither opened the public hearing. The following individuals spoke on this Order:

- Nina McKee of Black Point Road, thanked the Council for allowing the public to speak. Asked how the State can dictate municipalities on grow. Building Moratorium.

- Michelle Hayes of Indian Hill Lane, voiced her concerns around the growth and the strain in has on in the community. She did not support the proposed TIF.
- Don Hamill of Bay Street, spoke of his time on the Council. He went on to thank the Town Engineer and the Planning Director and voiced his concerns on the Dunstan TIF.
- Denise Hamilton of Two Rod Road, voiced her concerns on the TIF and asked the Town Council to vote No on this Order. She asked that this Order not be tabled.
- Richard Hayes of Martin Avenue, voiced his concerns and opposition to the proposed TIF. He asked that the Council vote No on this proposal.
- Barry Stephens of Spurwink Road, spoke on the current TIFs that are in place. He voiced his concerns and asked the Council to vote No.
- Jolene Connor of Ash Swamp Road, did not support the proposed TIF. We the people have said this is not the Route that we want take.
- Jonathan Farley of Ridgeway Road, spoke against the proposed TIF and voiced his concerns as to why this should not be approved.
- A.M.K, of Gorham Road, spoke against the proposed TIF. She went on to comment on the Vulnerability Assessment that had been presented. She urged the Council to vote No. [Via Zoom]
- Alyson Bristol of Bayview Avenue, spoke on the proposed document provided in the agenda packet.
- Carroll Gautreau of Jameco Mill Road, spoke against the TIF. What is the Return on Investments. He went on to voice further concerns regarding this Order. He asked that the Council and Town Manager, to listen to the public.
- Bill Gallant Old Blue Pont Road, voiced his concerns with moving forward with a TIF. Vote No!
- Wally Fengler of Holmes Road, voiced his concerns with the development that is going on in town.
- Liam Summers of Holmes Road, voiced his concerns with the TIF that is being proposed. He spoke on other developments throughout town.
- Susan Hamill, of Bay Street, spoke about the responses from the Town Council regarding growth and TIFs.
- Shannon Hay of Broadturn Road, supports all the comments that were made before her and did not support the TIF proposal.
- Peter Hayes of Indian Hill Lane, spoke on TIFs and where the monies go. What is the cost to serve and be honest and transparent to the residents.
- Alan Cornwall of Hidden Creek Drive, spoke on what he thought was a TIF. He went on to speak of the Downs and the effect it has had on the town.
- Jack Fay of Mulberry Lane, agreed with the comments that other speakers made. He did not support the TIF and asked the Town to implement a Building Moratorium.
- Carry Brady of Crossing Drive, voiced her concerns with the traffic in the area. What we have in place is not working.
- Bob Mitchell of Willowdale Road, spoke on TIF and asked the Council to survey area communities to see what their growth has been compared to Scarborough and put the information out to the public to see. What was the original TIF designed for?

There being no further comments either for or against the hearing was closed at 8:30 p.m. The second reading on this Order will be scheduled for Wednesday, September 3, 2025.

The meeting was recessed at 8:31 p.m. Councilor Chair Sither reconvened the meeting at 8:43 p.m.

Order No. 25-072, 7:00 p.m. Public Hearing and second reading on the order authorizing issuance of up to \$129,850,000 in bonds of the Town to fund the cost of building a new 8-Corners Primary School and renovate/expand Pleasant Hill School, Blue Point School, Wentworth and the Middle

School to remove all portable classrooms, and to place the following question on the November 4, 2025, Municipal Ballot: Shall the Order entitled “ORDER AUTHORIZING ISSUANCE OF UP TO \$129,850,000 IN GENERAL OBLIGATION BONDS OF THE TOWN OF SCARBOROUGH TO FUND COSTS FOR A NEW 8-CORNERS PRIMARY SCHOOL AND RENOVATE/EXPAND PLEASANT HILL, BLUE POINT, WENTWORTH AND THE MIDDLE SCHOOL TO REMOVE ALL PORTABLE CLASSROOMS” be approved? [Town Council] Council Chair Sither gave a brief overview on this Order. She then opened the public hearing. The following individual spoke on this Order:

- Matthew Keith of Pleasant Avenue and a member of the School Building Communications Committee, but not speaking in that capacity. He thanked the Council for their support in getting this item on the ballot and encouraged everyone to visit the School Website and click on the Building Project to review the information provided.

There being no further comments, the hearing was closed at 8:46 p.m.

Motion by Councilor Donovan, seconded by Councilor Fellows, to move approval of second reading on the order authorizing issuance of up to \$129,850,000 in bonds of the Town to fund the cost of building a new 8-Corners Primary School and renovate/expand Pleasant Hill School, Blue Point School, Wentworth and the Middle School to remove all portable classrooms, and to place the following question on the November 4, 2025, Municipal Ballot: Shall the Order entitled “ORDER AUTHORIZING ISSUANCE OF UP TO \$129,850,000 IN GENERAL OBLIGATION BONDS OF THE TOWN OF SCARBOROUGH TO FUND COSTS FOR A NEW 8-CORNERS PRIMARY SCHOOL AND RENOVATE/EXPAND PLEASANT HILL, BLUE POINT, WENTWORTH AND THE MIDDLE SCHOOL TO REMOVE ALL PORTABLE CLASSROOMS” be approved?

Motion by Councilor Donovan, seconded by Councilor Fellows, to move approval to amend the main motion to include the following information on the Ballot:

EXPLANATION AND RECOMMENDATIONS.

The Town Council and the Board of Education recommend approval of this question.

Vote on amendment: 5 Yeas. Motion Passes.

Main Motion as Amended:

ORDER AUTHORIZING ISSUANCE OF UP TO \$129,850,000 IN GENERAL OBLIGATION BONDS OF THE TOWN OF SCARBOROUGH TO FUND COSTS FOR A NEW 8-CORNERS PRIMARY SCHOOL AND RENOVATE/EXPAND PLEASANT HILL, BLUE POINT, WENTWORTH AND THE MIDDLE SCHOOL TO REMOVE ALL PORTABLE CLASSROOMS

BE IT ORDERED by the Town Council by the Town of Scarborough, Maine, in Town Council assembled, as follows:

(1) That under and pursuant to the provisions of Title 30-A, Sections 5722 and 5772, as amended and the Charter of the Town of Scarborough, Maine, approves a public school construction project consisting of the design, engineering, construction, and transaction costs, and other expenses reasonably related thereto, of building a new 8-Corners Primary School and renovate/expand Pleasant Hill, Blue Point, Wentworth and the Middle School to remove all portable classrooms; and,

(2) That a sum not to exceed \$129,850,000, plus any additional premium, is hereby appropriated to provide for the costs of this Project; and,

(3) That to fund said appropriation, the Treasurer and the Chairman of the Town Council are hereby authorized to issue, at one time or from time to time, general obligation securities of the Town of Scarborough, Maine, including temporary notes in anticipation of the sale thereof, in an aggregate principal amount not to exceed \$129,850,000, plus any additional premium, and the discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, premium(s), call(s) for redemption, form(s), refunding(s) and other details of said securities, including execution and delivery of said securities against payment therefore, and to provide for the sale thereof, is hereby delegated to the Treasurer and the Chairman of the Town Council.

BE IT FURTHER ORDERED, that the following referendum question shall be submitted to the voters of the Town of Scarborough, Maine at the regular municipal election to be held Tuesday, November 4, 2025:

Referendum Question No. 1:

Shall the Order entitled “**ORDER AUTHORIZING ISSUANCE OF UP TO \$129,850,000 IN GENERAL OBLIGATION BONDS OF THE TOWN OF SCARBOROUGH TO FUND COSTS FOR A NEW 8-CORNERS PRIMARY SCHOOL AND RENOVATE/EXPAND PLEASANT HILL, BLUE POINT, WENTWORTH AND THE MIDDLE SCHOOL TO REMOVE ALL PORTABLE CLASSROOMS**” be approved?

EXPLANATION AND RECOMMENDATIONS.

The Town Council and the Board of Education recommend approval of this question.

FINANCIAL STATEMENT

1. Total Indebtedness as of July 3, 2025:

Bonds outstanding and unpaid:	\$ 78,455,000
Bonds authorized and unissued:	\$ 2,882,225
Bonds to be issued if this Article is approved:	\$129,850,000

2. Costs:

The estimate cost of this bond issue, based on an estimated interest rate of 3.75% for an estimated thirty (30) year maturity, issued in 3 installments commencing in 2026, is as follows:

Principal:	\$129,850,000
Interest:	<u>\$ 75,475,313</u>
Total Debt Service	\$205,325,313

A property currently valued at \$600k will be taxed an estimated \$11,580 over the term of the bonds, averaging \$386 per year.

3. Validity:

The validity of the bonds and of the voters’ ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the

bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

S/_____
Donna Rosacha
Town Treasurer

Vote: 5 Yeas. Motion Passes.

Order No. 25-073, 7:00 p.m. Public Hearing and second reading on the order authorizing issuance of up to \$10,000,000 in additional bonds of the Town to fund the cost of the expansion to the Middle School to accommodate expected additional enrollment and to place the following question on the November 4, 2025, Municipal Ballot: Shall the Order entitled “IN THE EVENT THAT REFERENDUM QUESTION NO. 1 RECEIVES A FAVORABLE VOTE, ORDER AUTHORIZING THE ISSUANCE OF UP TO \$10,000,000 IN GENERAL OBLIGATION BONDS OF THE TOWN OF SCARBOROUGH TO FUND COSTS FOR THE EXPANSION TO THE MIDDLE SCHOOL TO ACCOMMODATE EXPECTED ADDITIONAL ENROLLMENT” be approved? [Town Council] Council Chair Sither opened the public hearing. The following individuals spoke on this Order:

- Nina McKee of Black Point Road, acknowledge Council Cain for the work he had done with the School Building Committee. Excellent job.

There being no further comments, the hearing was closed at 8:54 p.m.

Motion by Councilor Donovan, seconded by Councilor Fellows, to move approval of second reading on the order authorizing issuance of up to \$10,000,000 in additional bonds of the Town to fund the cost of the expansion to the Middle School to accommodate expected additional enrollment and to place the following question on the November 4, 2025, Municipal Ballot: **Shall the Order entitled “IN THE EVENT THAT REFERENDUM QUESTION NO. 1 RECEIVES A FAVORABLE VOTE, ORDER AUTHORIZING THE ISSUANCE OF UP TO \$10,000,000 IN GENERAL OBLIGATION BONDS OF THE TOWN OF SCARBOROUGH TO FUND COSTS FOR THE EXPANSION TO THE MIDDLE SCHOOL TO ACCOMMODATE EXPECTED ADDITIONAL ENROLLMENT” be approved?**

Motion by Councilor Donovan, seconded by Councilor Cain, to move approval to amend the main motion to include the following information on the Ballot:

EXPLANATION AND RECOMMENDATIONS.

The Town Council and the Board of Education recommend approval of this question.

Vote: 5 Yeas. Motion Passes.

Main Motion as Amended:

IN THE EVENT THAT REFERENDUM QUESTION NO. 1 RECEIVES A FAVORABLE VOTE, ORDER AUTHORIZING THE ISSUANCE OF UP \$10,000,000 IN GENERAL OBLIGATION BONDS OF THE TOWN OF SCARBOROUGH TO FUND COSTS FOR THE EXPANSION TO THE MIDDLE SCHOOL TO ACCOMMODATE EXPECTED ADDITIONAL ENROLLMENT

BE IT ORDERED by the Town Council by the Town of Scarborough, Maine, in Town Council assembled, as follows:

(1) That under and pursuant to the provisions of Title 30-A, Sections 5722 and 5772, as amended and the Charter of the Town of Scarborough, Maine, approve a public school construction project consisting of the design, engineering, construction, and transaction costs, and other expenses reasonably related thereto, to construct an the expansion to the Middle School to accommodate expected additional enrollment; and,

(2) That a sum not to exceed \$10,000,000, plus any additional premium, is hereby appropriated to provide for the costs of this Project; and,

(3) That to fund said appropriation, the Treasurer and the Chairman of the Town Council are hereby authorized to issue, at one time or from time to time, general obligation securities of the Town of Scarborough, Maine, including temporary notes in anticipation of the sale thereof, in an aggregate principal amount not to exceed \$10,000,000, plus any additional premium, and the discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, premium(s), call(s) for redemption, form(s), refunding(s) and other details of said securities, including execution and delivery of said securities against payment therefore, and to provide for the sale thereof, is hereby delegated to the Treasurer and the Chairman of the Town Council.

BE IT FURTHER ORDERED, that the following referendum question shall be submitted to the voters of the Town of Scarborough, Maine at the regular municipal election to be held Tuesday, November 4, 2025:

Referendum Question No. 2:

Shall the Order entitled “**IN THE EVENT THAT REFERENDUM QUESTION NO. 1 RECEIVES A FAVORABLE VOTE, ORDER AUTHORIZING THE ISSUANCE OF UP \$10,000,000 IN GENERAL OBLIGATION BONDS OF THE TOWN OF SCARBOROUGH TO FUND COSTS FOR THE EXPANSION TO THE MIDDLE SCHOOL TO ACCOMMODATE EXPECTED ADDITIONAL ENROLLMENT**” be approved?

EXPLANATION AND RECOMMENDATIONS.

The Town Council and Board of Education recommend approval of this question.

FINANCIAL STATEMENT

1. Total Indebtedness as of July 3, 2025:

A Bonds outstanding and unpaid:	\$78,455,000
B Bonds authorized and unissued:	\$ 2,882,225
C Bonds to be issued if this Article is approved:	\$10,000,000

2. Costs:

The estimate cost of this bond issue, based on an estimated interest rate of 3.75% for an estimated thirty (30) year maturity, issued in 2 installments commencing in 2027, is as follows:

Principal:	\$10,000,000
Interest:	<u>\$ 5,812,500</u>
Total Debt Service	\$15,812,500

A property currently valued at \$600k will be taxed an estimated \$900 over the term of the bonds, averaging \$30 per year.

3. Validity:

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

S/_____
Donna Rosacha
Town Treasurer

Vote: 5 Yeas. Motion Passes.

Order No. 25-077, 7:00 p.m. Public Hearing and action on the new request for a Mobile Food Vendor License from Cameron Gardner, d/b/a Falafel Mafia. [Town Clerk's Office] A brief overview was given on this Order. Councilor Chair Sither opened the public hearing. As there were no comments either for or against, the hearing was closed at 8:58 p.m.

Motion by Councilor Donovan, seconded by Councilor Fellows, to move approval on the new request for a Mobile Food Vendor License from Cameron Gardner, d/b/a Falafel Mafia.

Vote: 5 Yeas. Motion Passes.

OLD BUSINESS:

Order No. 25-078. Act on the names to the various committees/boards that were posted at the July 16, 2025 Town Council meeting as recommended by the Appointments/Negotiations Committee. [Appointments/Negotiations Committee] Councilor Chair Sither gave a brief overview on this Order.

Motion by Councilor Donovan, seconded by Councilor Fellows, to move approval of the names to the various committees/boards that were posted at the July 16, 2025 Town Council meeting, as follows:

Conservation Commission

Appoint Kate Borduas as a full voting member with a term to expire 2026, Crescencia Maurer as a full voting member with a term to expire 2027, appoint Christine Labaree as first alternate with a term to expire 2026 and Crayton Silsby as second alternate with a term to expire 2027.

Planning Board

Appoint Tyler Davis as first alternate with a term to expire 2027 and William Sedlack as second alternate with a term to expire 2026.

Scarborough Housing Alliance

Appoint Stephen Zamierowski as a full voting member with a term to expire 2025.

Vote: 5 Yeas. Motion Passes.

NEW BUSINESS:

Order No. 25-079. Act on the request from the Chief of Police, to accept a donation in the amount of \$1,000 from Deborah Kulacz, to go toward the Police Department's K-9 Program. [Chief of Police] Police Chief Holmquist gave a brief overview on this Order.

Motion by Councilor Donovan, seconded by Councilor Cain, to move approval to accept a donation in the amount of \$1,000 from Deborah Kulacz, to go toward the Police Department's K-9 Program.

Vote: 5 Yeas. Motion Passes.

Order No. 25-080. Act on the request to authorize the Town Manager to sign the ecomaine BANS – TEFRA on behalf of the Town of Scarborough. [ecomaine/Town Manager] Thomas J. Hall, Town Manager, gave a brief overview on this Order.

Motion by Councilor Donovan, seconded by Councilor Fellows, to move approval to authorize the Town Manager to sign the ecomaine BANS – TEFRA on behalf of the Town of Scarborough.

Vote: 5 Yeas. Motion Passes.

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

Item 11. Council Member Comments.

- Councilor Fellows thanked Public Safety for their responses to calls in Pine Point area.
- Councilor Cain appreciated the turnout this evening. He hoped that it would continue with other matters before the Council.
- Councilor Doherty noted that Karen Lothrop had been parking cars at her residence at Pine Point for years and now she is not allowed to do it because Codes Enforcement says it is not allowed. I said to just keep doing it, one always has to question authority.
- Council Chair Sither thanked the Councilors who manned the table at Summerfest and to Community Service for pulling this together. Reminder School starts Wednesday, August 27th.

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

Vote: 5 Yeas. Motion Passes.

Meeting adjourned at 9:08 p.m.

Respectfully submitted,

Yolande P. Justice
Clerk to the Council