

MINUTES
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – FEBRUARY 20, 2019
REGULAR MEETING – 7:00 P.M.

Item 1. Call to Order. Chairman Hayes 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, Town Clerk. Thomas J. Hall, Town Manager, was also present. The following Councilors were present:

Councilor Shawn A. Babine	Councilor Jean-Marie Caterina
Councilor Paul M. Johnson	Councilor William J. Donovan [Absent]
Councilor Kathleen M. Foley	Councilor Donald R. Hamill
Chairman Peter F. Hayes	

Item 4. General Public Comments. None at this time.

Item 5. Minutes: February 6, 2019 - Town Council Meeting. Motion by Councilor Caterina, seconded by Councilor Foley, to move approval of the February 6, 2019, regular Town Council meeting, as written.

Vote: 6 Yeas.

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 during the meeting.

Order No. 19-003, 7:00 p.m. Public hearing on the proposed amendments to Chapter 405 – the Zoning Ordinance of the Town of Scarborough, Section XVIII.B Haigis Parkway District and schedule a second reading. *[Long Range Planning Committee]* Jay Chace, Town Planner, gave a brief overview on the proposed amendments, as recommended by the Long Range Planning Board. Chairman Hayes opened the public hearing. As there were no comments either for or against, the hearing was closed at 7:03 p.m. The second reading on this Order would be held on Wednesday, March 6, 2019.

Order No. 19-006, 7:00 p.m. Public hearing on the proposed amendments to Chapter 901 – the Town of Scarborough Garbage and Recycling Collection & Disposal Ordinance, Article I, Section 1.02., Section 1.10. & Section 1.12. and Article III, Section 3.01. *[Ordinance Committee]* Thomas J. Hall, Town Manager, gave a brief overview on the proposed amendments on this Order. Chairman Hayes opened the public hearing. As there were no comments either for or against, the hearing was closed at 7:04 p.m. The second reading on this Order would be held on Wednesday, March 6, 2019.

OLD BUSINESS:

Order No. 19-009. Act on the names posted to the various committees/boards, as recommended by the Appointments/Negotiations Committee on February 6, 2019. [Appointments/Negotiations Committee] Motion by Councilor Caterina, seconded by Councilor Foley, to move approval of the names posted to the various committees/boards, as follows:

Appoint of Nick Cloutier to the Board of Assessment Review, as 1st Alternate with a term to expire in 2021.

Appoint Patricia Brigham to the Community Services & Recreational Advisory Board, as 2nd Alternate, with a term to expire in 2020.

Appoint Thomas Nolan to the Conservation Commission, as a full voting member, with a term to expire in 2021.

SEDCO Board Appointment:

Re-Appoint Andrea Killiard and Kevin Freeman as Full Voting Members, for their third and final terms ending 2021.

Appoint Travis Kennedy to Full Voting Member term ending 2021 and David Martin to Full Voting Member term ending 2020.

Vote: 6 Yeas.

NEW BUSINESS:

Order No. 18-018. First reading on the proposed Contract Zone Request from Patriot Acura Dealership located at the corner of Payne Road and Haigis Parkway. [Town Planner/Town Manager] Thomas J. Hall, Town Manager, introduced members of Patriot Acura Dealership. He then turned it over to Mr. James Seymour.

- Jim Seymour, Project Manager for Patriot Acura, presented the design of the proposed project and looks forward to hearing from the Town Council.
- Rick Shinay of Drummond Woodsum Law Firm and attorney for the Applicant reviewed the reason why this Contract Zone had been brought forward and the process that had been followed and would be followed. Mr. Shinay responded to questions from the Town Council.
- Karen Martin, President of SEDCO responded to a question from the Town Council as to why a car dealership would be required under a contract zone – would give the town more tools to be more strict.
- Adam Arens, President of Patriot Acura, responded to a questions relating to their facility being used by the public, trails and traffic flow.
- Mr. Seymour responded to questions relating to the traffic flow and entrance/exit from the facility.
- Jay Chace, Town Planner, responded to the comment regarding the round-about that could possibly go in at the intersection of Haigis and Payne – this comment had been made by another applicant at the Planning Board Level, staff is not aware of anything at this time.

Motion by Councilor Babine, seconded by Councilor Caterina, to move approval of the first reading on the proposed Contract Zone Request from Patriot Acura Dealership located at the corner of Payne Road and Haigis Parkway, as follows:

**CONTRACT ZONING AGREEMENT
BETWEEN THE TOWN OF SCARBOROUGH
AND
PATRIOT REALTY – SACO, LLC**

This Contract Zoning Agreement (hereinafter, this “Agreement”) is made as of the ____ day of _____, 2019 by and between the TOWN OF SCARBOROUGH, a body corporate and politic, located in the County of Cumberland and State of Maine (hereinafter, the “Town”), and PATRIOT REALTY – SACO, LLC, a Maine limited liability company with a mailing address of c/o Adam S. Arens, 702 S. Lakeside Drive, Lake Worth, Florida 33460 (hereinafter, “Patriot Realty”), pursuant to the Contract Zoning provisions of Section II, Subsection I of the Zoning Ordinance of the Town of Scarborough (hereinafter, the “Zoning Ordinance”).

WHEREAS, Patriot Realty intends to purchase a certain lot or parcel of land, with the buildings and improvements thereon, situated on the northeasterly side of Haigis Parkway and the southeasterly side of Payne Road in the Town of Scarborough, County of Cumberland, and State of Maine, consisting of the premises currently owned Jacqueline A. Curlew comprising approximately 16.52 acres and located at 285 Payne Road, also known as 1000 Haigis Parkway, being Lot 5 as shown on Town of Scarborough Tax Map R052, and described in a Warranty Deed from Ray L. Littlefield to George E. Curlew and Jacqueline A. Curlew, as joint tenants, dated December 4, 1964 and recorded in the Cumberland County Registry of Deeds in Book 2871, Page 25 (hereinafter, the “Property”), said George E. Curlew having died on November 19, 2015, leaving said Jacqueline A. Curlew as surviving joint tenant and sole owner of the Property; and

WHEREAS, Patriot Realty desires to construct and operate an automobile sales and service facility on the Property selling as its primary brand of automobile those in the Acura line, which facility will include the outdoor display of vehicles, a repair and service facility, and an internal area for washing vehicles sold and/or serviced on site (hereinafter, the “Facility”); and

WHEREAS, the Property is located in the Haigis Parkway District, HP (hereinafter, the “HP District”) as described in Section XVIII B. of the Zoning Ordinance; and

WHEREAS, pursuant to Section B of the provisions of the Zoning Ordinance relating to the HP District, uses permitted in the HP District include, among others, retail sales and services excluding, however, “car washes, automobile repair and service facilities, and outdoor sales and services”; and

WHEREAS, “outdoor sales and services” as defined in the Zoning Ordinance includes “new or used car dealerships which are not fully enclosed”; and

WHEREAS, Patriot Realty has requested that, notwithstanding the limitations under Section B of the Zoning Ordinance relating to the HP District, the Town agree to a rezoning of the Property so as to permit Patriot Realty to construct and operate the Facility thereon; and

WHEREAS, the size, location, configuration and topography of the Property permit a level of buffering, landscaping and site design which will mitigate what might otherwise be adverse impacts of the Facility, provided the Facility is restricted to the density, scale and intensity

proposed by Patriot Realty and further provided that any restrictions, provisions and conditions of this Agreement and the site plan approval by the Scarborough Planning Board are strictly observed; and

WHEREAS, the Scarborough Town Council and the Scarborough Planning Board, pursuant to the Contract Zoning provisions of the Zoning Ordinance, held a joint meeting on March 7, 2018 at which meeting the Planning Board conducted a public hearing on the proposed contract zoning request, and at which meeting the Council voted unanimously to advise Patriot Realty to continue to process the contract zoning request; and

WHEREAS, Patriot Realty received preliminary site plan approval from the Planning Board at the Board's February 4, 2019 meeting; and

WHEREAS, the proposed use of the Property, being in accordance with the requirements of the HP District, is consistent with the 2006 Update of the Comprehensive Plan of the Town of Scarborough adopted by the Scarborough Town Council on July 19, 2006 (hereinafter, the "Comprehensive Plan") for the area of the Property, as well as with the existing and permitted uses within the HP District, and in the adjacent General Business District B-3 that was formerly within the HP District, reference being made to the determinations set forth in Schedule A attached hereto and made a part hereof; and

WHEREAS, the proposed use of the Property, if developed by Patriot Realty in accordance with this Agreement, is in the public interest, and will have beneficial effects on the Town as a whole which would not result if the Property were developed under the existing zoning requirements, reference being made to the findings set forth in Schedule B attached hereto and made a part hereof; and

WHEREAS, the Town of Scarborough, by and through its Town Council, having determined that the said use is pursuant to and consistent with the Town of Scarborough Comprehensive Plan, the existing and permitted uses within the HP District as well as in the adjacent General Business District B-3 that was formerly within the HP District, is in the public interest, and will have beneficial effects on the Town as a whole which would not result if the property were developed under the existing zoning district classification, authorized the execution of this Agreement on _____, 2019.

NOW THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. The Town will amend the Zoning Map of the Town of Scarborough by adopting the map change amendment shown on Attachment 1 hereto.
2. Notwithstanding the limitations under Section B of the Zoning Ordinance relating to the HP District, Patriot Realty shall be permitted to construct and operate an automobile sales and service facility on the Property, which facility will include the outdoor display of vehicles, a repair and service facility, and an internal area for washing vehicles sold and/or serviced on site
3. Patriot Realty is authorized to construct and operate the Facility to be used in accordance with the requirements of the HP District, except as amended by this Agreement.

4. The Property shall be developed and used only in accordance with the site plan as finally approved by the Scarborough Planning Board, and as said approved site plan may be amended from time to time pursuant to the provisions of the Site Plan Review Ordinance of the Town of Scarborough (hereinafter, the “Site Plan Ordinance”).

5. Patriot Realty will grant the Town the right to construct a “welcome to Scarborough sign” in an appropriate location on the Facility site and make a “payment in lieu of construction” of such a sign so as to allow the Town to proceed with the design and installation of the sign at the Town’s pace in conjunction with the development of the Facility.

6. The provisions of this Agreement shall be deemed restrictions on the use of the Property except as this Agreement may be amended by future written agreement of the Town of Scarborough and Patriot Realty, or their successors or assigns.

7. Except as the provisions of the HP District of the Zoning Ordinance have been amended by this Agreement, and subject to any other restrictions, provisions and conditions set forth herein regarding the development and use of the Property, all other requirements of the underlying HP District of the Zoning Ordinance shall apply and shall govern the use and development of the Property. Any such restrictions, provisions and conditions are an essential part of the aforesaid modification of the HP District provisions of the Zoning Ordinance as set forth herein, shall run with the Property, shall bind Patriot Realty, its successors and assigns of the Property or any part thereof.

8. Except as expressly modified herein, the use and occupancy of the Property shall be governed by and comply with the provisions of the Zoning Ordinance and any applicable amendments thereto and nothing contained in this Agreement shall be deemed to prohibit or limit the development and use of the Property, or any portion thereof, in any other manner so long as such development and use is in compliance with the applicable provisions of the Zoning Ordinance and otherwise approved pursuant to the Site Plan Ordinance and/or other applicable Scarborough Ordinances and, if applicable, State and Federal laws, ordinances and regulations.

9. Nothing set forth in this Agreement shall be deemed to prohibit or limit the right of Patriot Realty, or any tenant or subsequent owner of the Property, to sell as the primary brand of automobile, one or more brands other than those in the Acura line.

10. The Town of Scarborough shall have the power to enforce all conditions and restrictions of this Agreement, both through enforcement action pursuant to Section IV of the Zoning Ordinance and through legal action for specific performance of this Agreement. In the event that Patriot Realty or its successors or assigns fail to develop and operate the Facility in accordance with this Agreement, or in the event of any other breach hereof, and such failure or breach continues for a period of thirty (30) days after written notice of such failure or breach, or in the event such failure or breach cannot reasonably be remedied or cured within such thirty (30) day period, if Patriot Realty, its successors or assigns, fail to commence to cure or remedy such failure or breach within said thirty (30) day period and thereafter fails to diligently prosecute such cure or remedy to completion in a reasonable time taking into account the nature of such failure or breach and the action necessary to cure or remedy same, then this Agreement may be terminated by vote of the Scarborough Town Council. In that event, the Property may then be used only for such uses and according to such zoning requirements as are otherwise allowed by law.

11. In the event any provision of this Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, either in law or in equity. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Maine.

12. Patriot Realty shall record this Agreement in the Cumberland County Registry of Deeds within thirty (30) days after its approval by the Scarborough Town Council.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first set forth above.

[End of page. Execution pages follow.]

WITNESS: TOWN OF SCARBOROUGH

By:

Thomas J. Hall, its Town Manager
(duly authorized by vote of the Scarborough
Town Council on _____, 2019)

STATE OF MAINE

COUNTY OF CUMBERLAND, ss.

_____, 2019

Personally appeared the above named Thomas J. Hall, Town Manager of the Town of Scarborough, and acknowledged the foregoing instrument to be his free act deed in his said capacity and the free act and deed of said Town of Scarborough.

Before me,

Notary Public/Attorney at Law

Print name

My Commission expires:

WITNESS: PATRIOT REALTY – SACO, LLC

By:

Adam S. Arens, its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

_____, 2019

Personally appeared the above named Adam S. Arens, Manager of Patriot Realty – Saco, LLC, and acknowledged the foregoing instrument to be his free act deed in his said capacity and the free act and deed of said Patriot Realty – Saco, LLC.

Before me,

Notary Public/Attorney at Law

Print name

My Commission expires:

Schedule A

Determination of consistency with the Comprehensive Plan and existing and permitted uses within the HP District and adjacent General Business District B-3 that was formerly within the HP District.

The 2006 Update of the Scarborough Comprehensive Plan adopted by the Town Council on July 19, 2006 (the “Comprehensive Plan”) designated the HP District as a Development Area within the Growth Areas of the Town. The Comprehensive Plan described “Growth Areas” as “areas of Scarborough where the Town desires to see the majority of new residential development and virtually all non-residential development occur”. *Comprehensive Plan, Part B, Chapter 6, Article IV*. The Comprehensive Plan envisioned the HP District as, among other things, a “regional center for employment” with development of “a high quality with campus-style architectural and landscape design”. Allowed uses were anticipated to include, among others, retail uses subject to a maximum of 20,000 square feet. Development was to be of a “high quality” and “well planned”. *Haigis Parkway District, Comprehensive Plan at Page 6-38*.

Under the Zoning Ordinance, uses in the HP District include, among others, “retail sales and services with less than 20,000 square feet of retail floor area per unit of occupancy”, excluding “car washes, automobile repair and service facilities, and outdoor sales and services”. “Outdoor sales and services” are defined to include “new or used car dealerships which are not fully enclosed”.

The Facility, being a retail use, is thus consistent with both the Comprehensive Plan and the Zoning Ordinance.

The actual uses in the vicinity of the Project within the HP District include the Golf & Ski Warehouse on the opposite corner of Haigis Parkway, and the multi-building residential rental project adjacent to the Golf & Ski Warehouse which we understand was permitted under a

Contract Zoning Agreement. There are also the Cabela's Plaza located on the west side of Payne Road adjacent to Exit 42 which was also the subject of a Contract Zoning Agreement, the Dunkin Donuts/Irving Oil convenience store and gasoline filling facility on the opposite side of Payne Road from the Project, and the RC Moore trucking facility and other similar facilities also located on the opposite side of Payne Road from the Project and adjacent to the Dunkin Donuts/Irving Oil facility. The area where these facilities are located was formerly within the HP District and is now in the General Business District B-3. While somewhat of a varied type of uses, all of these facilities generally fall into the "commercial use/business use" category as does the Project, including the multi-building residential rental project which we understand is owned by and operated by a single entity. As such, the Project is consistent with such uses.

Schedule B

In the Public Interest/Beneficial Effects on the Town.

1. The Facility site is a highly visible "entrance" to Scarborough and an ideal location for an appropriate Town "welcoming sign". Patriot Realty is willing to grant the Town the right to construct such a sign in an appropriate location on the Facility site and to make a "payment in lieu of construction" of such a sign so as to allow the Town to proceed with the design and installation of the sign at the Town's pace in conjunction with the development of the Facility.

2. The acquisition of the Facility site by Patriot Realty will result in the payment of an outstanding public works assessment against the site of over Two Hundred Thousand Dollars (\$200,000).

3. Patriot Realty will be a substantial taxpayer requiring virtually no public services.

4. Values of surrounding properties will likely be positively influenced by the development of the Facility.

5. Patriot Realty anticipates further investment in Scarborough by the future development on the remaining undeveloped portion of the Facility site.

6. Patriot Realty is seeking no financial assistance from the Town by way of tax increment financing.

7. Patriot Realty has a strong track record of community service and expects to continue such service in Scarborough. The company intends to actively engage and participate with many businesses and charities to create a variety of events at the facility. Here is just a sampling of the types of events the company has held at its other facilities:

- Red Cross Blood Drives
- Dog Adoptions
- Dog Wash To Support Shelters
- Loves Pets Day
- Food Drives Supporting Local Pantries
- Kevin On The Roof To Support STRIVE

Toys For Tots Annual Holiday Drive
 Business After Hour Chamber Hosts
 Take A Bike - Portland Trail
 Cars and Coffee Car Shows
 Childrens Literacy Support / Family Magic Shows
 Cub Scouts Pinewood Derby Host
 Bone Marrow - Be The Match Registration
 Halloween Pumpkin Painting For Families
 Organic Garden tended by staff & customers - Share Produce
 Community Breakfasts with Charities - Awareness/Fundraiser
 Community BBQ's with Charities - Awareness/Fundraiser
 Earth Day Fundraiser for Shade Trees - And we help plant!
 Habitat For Humanity - Patriot associates on Scarborough build site
 Patriot Riders Chapter One Fundraiser / Wreaths Across America
 High School Musicians/ Support for Youth Arts/ In-store performance
 Support for Winterkids program

8. Patriot Realty intends to use local construction and architecture businesses as much as possible and will request that the General Contractor for the Facility use local subcontractors as well as much as possible.

9. Upon opening of the business, Patriot Realty expects a payroll of approximately Two Million Dollars (\$2,000,000) among approximately thirty – three (33) employees, many of whom it hopes will be Scarborough residents. The average compensation is anticipated to be approximately Sixty-One Thousand Dollars (\$61,000) plus benefits.

10. Patriot Realty will seek to have third-party spending for services needed by the Facility to be to local venders and servicers as much as possible.

11. No residential component of the Facility is, of course, proposed, and thus none of the additional impacts on the Town associated with a residential project.

12. Patriot Realty has a policy of employing a diverse group of people. The company takes particular pride in employing a high ratio of women. It is the longest tenured team in the auto industry in Saco and is determined to achieve the same result in Scarborough. Many of the company's associates are anticipated to live and raise their families in Scarborough and to contribute to the community.

13. The building and related aspects will be a very attractive, high quality addition to the community and to this gateway to Scarborough. It will be a facility that Patriot Realty believes the community will be proud of.

14. Patriot Realty prides itself on the protection of the environment in connection with its developments. Its current facilities have received awards for environmentally conscious development, most notably, the Green Dealer Eco Friendly Certification, Recipient of Energy Star Small Business Award, and Eco Maine Business of the Year. Patriot Realty hopes to achieve similar results with the Facility.

15. Patriot Realty expects to make indoor and outdoor space available for public meetings and public gatherings as reasonably possible in its continuing effort to give back to the community.

16. Development of the Facility site will preserve sensitive areas by preservation of the land or by the use of buffers to protect areas such as the stream crossing along the southerly end of the site and throughout the site utilizing buffers to protect existing wetland areas.

17. As noted above, Facility site is a highly visible corner at the intersection of Haigis Parkway and Payne Road and will be developed in manner to maximize the building's prominence and enhance the blending of architecture and landscaping to present a business and a facility that will be a cornerstone for further development along Haigis Parkway and setting the marketability of the remaining land for smart development within the HP District, a goal that the Town has been pursuing for many years.

18. Traffic pattern enhancements associated with the Facility are anticipated to have a significant benefit to the overall traffic flow within the area.

19. This will be the first and currently only Acura dealer in Maine. With Mercedes Benz, Jaguar and Land Rover in Town, the addition of the highly desirable Acura line will be an enhancement to the Scarborough automobile sales environment.

Attachment 1

Map Change Amendment consisting of one (1) page.

Vote: 6 Yeas.

Motion by Councilor Foley, seconded by Councilor Caterine, to move approval to schedule a public hearing on Order No. 19-009, for Wednesday, March 6, 2019.

Vote: 6 Yeas.

Order No. 19-010. Act on the annual "Seasonal Road Posting" for weight restrictions, if necessary, from February 21, 2019 to May 30, 2019. [Director of Public Works] Thomas J. Hall, Town Manager, gave a brief overview on this Order.

Motion by Councilor Caterina, seconded by Councilor Foley, to move approval on the annual "Seasonal Road Posting" for weight restrictions, if necessary, from February 21, 2019 to May 30, 2019, as follows:

Town of Scarborough

Posted Roads 2019

February 21, 2019 to May 30, 2019

The following roads will be posted until the posting is lifted by
the Scarborough Public Works Department.

Access to posted roads may be granted as weather permits.
Road conditions are evaluated on a **daily** basis during this time period.

**To check on a road's status: <http://www.scarboroughmaine.org/departments/public-works>
or call 730-4400 & Press 2**

Ash Swamp Road	A
Bridges Drive	A
Burnham Road	A
Chamberlain Road	A
Commerce Drive	A
Coulthard Farms Road	A
Dresser Road	A
Fogg Road	A
Hanson Road	A
Hearn Road	A
Highland Avenue	Chamberlain Road to South Portland Line
Holmes Road	Beech Ridge Speedway to Saco Line
Jasper Street	A
Jones Creek Drive	A
King Street	A
Longmeadow Road	A
Milliken Mills Road	A
Mitchell Hill Road	A
New Road	A
Ocean Avenue	A
Old Blue Point Road	A
Pineledge Road	A
Ross Road	A
Sawyer Road	A
Tapley Road	A
Two Rod Road	Payne Road to Holmes Road
Woodfield Drive	A

Note: Other roads may be posted as deemed necessary by the Public Works Director.

Vote: 6 Yeas.

Order No. 19-011. Act on the request from David Hughes, Superintendent of the Scarborough Sanitary District, to appoint Paul Rodriguez, to fill a vacancy on the Board of Trustees, created by the relocation of Aubrey Strause to Brunswick, with a term to expire in 2019. [Scarborough Sanitary District] Thomas A. Hall, Town Manager, gave a brief overview on this Order.

Motion by Councilor Caterina, seconded by Councilor Foley, to move approval on the request from David Hughes, Superintendent of the Scarborough Sanitary District, to appoint Paul Rodriguez, to fill a vacancy on the Board of Trustees, created by the relocation of Aubrey Strause to Brunswick, with a term to expire in 2019.

Vote: 6 Yeas.

Item 8. Non Action Items. None at this time.

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

- Councilor Hamill noted that he was looking forward to the next Appointments/Negotiations Committee on Monday, March 4th at 5:30 p.m.
- Councilor Caterina reminded everyone of the Ordinance Committee meeting would be meeting to tomorrow at 4:30 p.m.
- Councilor Foley gave an update on the Communications Committee and the Conservation Commission.
- Councilor Johnson gave an update on the joint Council/School Board meeting. He noted that the first Communication Outreach meeting would be on Tuesday, March 26th at 6:00 p.m. at Town Hall.
- Councilor Babine gave an update on the Finance Committee.
- Chairman Hayes gave an update on the Shellfish Commission and the Coastal Waters & Harbor Committee.

Item 10. Town Manager Report. Thomas J. Hall, Town Manager, gave the following updates:

- There are two items pending before the Council: the sale of the Pine Point Co-Op and the Piper Shores Contract Zone application. He noted that neither were ready to come back to the Town Council and he would keep the Council posted.
- He was able to visit the Public Safety Building site today and everything is on schedule. He added that were over 50 workers of various trades working at the site.
- He would like to bring the Council up to speed on the potential sale of the current public safety building and would need to schedule an executive session on this item.

Item 11. Council Member Comments.

- Councilor Babine congratulated the Boys Indoor Track Team for winning the State Championship and also acknowledged the Boys Swim Team for their win. He mentioned that the first Legislative Hours were held at the beginning of the month and there were about 6-7 individuals who attended. The next meeting is scheduled for Saturday, March 2nd from 10:00 a.m. to 12:00 p.m. He commented about the State Budget and the possible funding for Scarborough.
- Councilor Foley commented on an email that had been received about Council goals setting. It has been very challenging to set a date and time and asked that everyone be patience regarding this.

- Councilor Caterina commented on the Project Grace Fuel Rally and by 11:30 a.m. they had raised \$10,000. She invited everyone to a roast beef supper to support Engine 5 on Saturday, March 2nd at the Lions Den on Route 114 from 4:30 p.m. to 6:00 p.m. she would be there to help serve dinner, along with Rep. Caiazzo.
- Councilor Hamill commented on the workshops prior to the meeting this evening. He thanked the Town Manager, Finance Director and the school department for the audit that had been presented.
- Chairman Hayes praised the audit and commented on the upcoming budget season. The Council has already gotten emails relating to the budget and we have not even mentioned a number, but encouraged communications with everyone.

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

Vote: 6 Yeas.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Yolande P. Justice
Town Clerk