

**MINUTES
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – DECEMBER 17, 2025
HYBRID REGULAR MEETING – 7:00 P.M.**

Item 1. Call to Order. Chairman Fellows called the regular meeting of the Scarborough Town Council to order at 7:02M 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 present. Those Councilors present:

Councilor Scott W. Doherty	Councilor Jonathan E. Anderson
Councilor Lawrence W. Cain - Vice Chair	Councilor William J. Donovan
Councilor Karin B. Shupe	Councilor Michelle T. Hayes
Chairman Cory R. Fellows	

Item 4. General Public Comments.

- Michael Doyle, of Portsmouth, NH and owner and editor of FalmouthToday, made comments regarding lawyers representing the Town of Scarborough, particularly Mark Franco, who he criticized for his incompetence in court. Mr. Doyle recounted experiences from a lawsuit concerning freedom of access. He further mentioned other lawyers, labeling some as intelligent while expressing disdain for Attorney Franco.
- Nina McGee of Black Point Road, expressed her gratitude to the seven councilors, the town manager, and staff for their efforts in serving nearly 24,000 residents. She highlighted concerns about LD1829, viewing it as detrimental to growth and criticized the concept of home rule. She noted that would be her last meeting before knee surgery, expressing sadness about her absence and her wish to stay connected. She concluded her comments with warm holiday wishes, emphasizing the beauty of the community's holiday lights.
- Christine Kukka of Spruce Circle, expressed her gratitude for the policies preventing local police collaboration with ICE and speaks about LD1971, which will become law next summer. She urged a review of its provisions in relation to Scarborough's policies, suggesting that pieces of the law could be implemented sooner. She emphasized the importance of equitable policing, avoiding racial profiling, and making provisions for non-English speakers and seeing this as an opportunity to improve community quality.
- Denise Hamilton of Two Rod Road, using her information that she had obtained from her Freedom of Access request she addressed the Town Council about what she felt were discrepancies in the road maintenance funding. She noted that Scarborough spent about \$672,000 on maintenance but received over \$1.6 million from the Maine DOT, leaving \$388,000 unspent. She raised concerns about the Scottow Hill Road culvert failure, pointing out inconsistencies in financial estimates that have escalated without proper documentation. She called for transparency in fund usage, urged clarification on financial records, and praised Councilors advocating for repair options instead of closure.
- Richard Hayes of Martin Avenue, expressed his ongoing concerns about LD1829, which he felt is problematic. He noted that it was revealed at the last meeting that this legislation did not undergo a full vote, raising questions about its legitimacy, especially given its significant impact on communities. Despite recent discussions and reports from the town manager, he strongly advocated for filing a lawsuit against the state. The current legislation failed to address infrastructure needs necessary for large-scale developments.

Item 5. Minutes: December 3, 2025 - Town Council Meeting. Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval of the minutes from the December 3, 2025 regular Town Council meeting, as written.

Vote: 7 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:

- **Scottow Hill Road Closure**
 - Continue to consider options, collect information
 - Met with immediate abutter Flaherty
 - NMRPC Grant - Review Committee recommended award - Jan. 2026
 - Public outreach planned
 - Town Council workshop/decision point by end of January 2026
 - Road likely closed through the winter
- **Peterson Field Lighting Project**
 - Neighborhood Meeting held on December 11
 - Planning Board Advisory Opinion scheduled for January [actually on Monday, December 15]
- **Property Tax Relief**
 - State discussion- Real Estate Property Tax Task Force ongoing-Scarb. rep
 - GPCOG Property Tax Policy Committee- focusing on short-term "stabilization" and informing state Task Force structural change
- **USDOT "Build" Grant Debrief**
 - 815 applications received, 30 awarded from 27 states
 - Need more data to score better
 - Seeking MDOT involvement/sponsorship- reapply in 2027
- **LD 1829 Activity**
 - Positive interaction with Speaker Fecteau
 - Regional response coordinated
 - Resolution draft has been prepared
 - Workshop with Legislative Delegation planned
- **Gorham Connector**
 - Rebranded and now called Portland West
 - MDOT will be attending the Transportation Meeting in January
 - GPCOG will be a very active participant in the process
- **Tax Assessor**
 - Actively involved with the recruitment process
 - The Council Chair would be part of the process as well

- The Deputy Assessor Sus Russo would be on the next Town Council agenda for consideration to be appointed as interim Assessor.
- **Community Services – Letters to Santa**
 - Participated in assisting with getting the letters to Santa in the North Pole.
 - 637 letters were sent, which is a record number
- **Holiday Schedule**
 - Town Hall Closed on Christmas Day and New Years Day Holidays
- **Community Survey**

Liam Gallagher, Assistant Town Manager, commented on the results of the community survey conducted by the town council, marking this the third survey since 2021. The most recent survey received 624 responses, surpassing the 600 needed for statistical validity, and an additional 309 responses were collected from a broader participation with a deadline of December 15th. A report of findings would be presented on January 7th. Initial reviews indicate no significant surprises in community challenges, though overall satisfaction, especially regarding customer service from employees, stands at over 90%, significantly higher than the national average.

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

- Councilor Anderson noted that the start time for the Communications Committee meeting would be 5:00 p.m.. He then mentioned the recent "Cakes with Counselors" event had strong participation and feedback, particularly from State Manufactured Homes attendees regarding traffic concerns. Council members would be able to review meeting notes to discuss potential recommendations and public engagement strategies, particularly for Scottow Hill Road. Councilor Anderson also reported on a productive conversation he had with Senator Brenner, who expressed interest in participating in future legislative processes despite scheduling conflicts. Overall, there's a focus on enhancing public engagement before any decision-making.
- Councilor Donovan noted the Scarborough Housing Alliance met on December 10th to discuss a December 2005 report titled "Affordable Housing Needs Analysis for Scarborough, Maine." The report assessed affordable housing availability and needs in Scarborough, raising key questions about the shortage of single-family homes and rental units, workforce housing needs due to job growth, affordability for young residents, and housing cost burdens faced by seniors. A proposal was made for a professional analysis to inform future actions, which would require Town Council approval.
- Councilor Shupe noted the Conservation Commission met to discuss various tasks and goals, focusing on enhancing their contributions this year. Meanwhile, the Parks and Conservation Land Board is updating its application checklist for land bond money, which will soon be reviewed. They are also collaborating with a consultant to develop an app for better integration with open space initiatives. This process is detailed and meticulous, and the committee's efforts are highly valued.
- Councilor Cain noted that on December 8th, the Finance Committee held an off-cycle public meeting regarding the school bond issue and the Committee fully supported the recommendation. He mentioned the Cake with Councilor meeting that had been held and was well-received, with significant contributions from participants. Support came from various community entities, leading to eight events over six weeks with around 80 participants. The initiative enhanced public accessibility to the Finance team, and plans are in place to maintain this level of communication in the future.

- Chairman Fellows noted the Long Range Planning Committee recently convened and welcomed Councilor Hayes as a new liaison. Key agenda items included reviewing the progress of the Comprehensive Plan adopted in 2021 and discussing zoning aspects. The committee recognized departing members Rick Shinay and Allen Paul for their contributions, with plaques presented by the Planning Director. Long term member, Rachel Hendrickson would also be leaving the Planning Board. The hope is for outgoing members to remain engaged in community activities. Additionally, recent initiatives with counselors were praised for fostering meaningful conversation that contrasts with typical meeting constraints.

Order No. 25-118, 7:00 p.m. Public hearing and action on the new request for a Food Handlers License and a Liquor License from BH Group, LLC d/b/a Bambino's, located at 240 US Route One. [Town Clerk's Office] A brief overview was given on this Order. Chairman Fellows opened the public hearing. The following individual spoke on this Order:

The following individual spoke on this order.

- Faruk Hurer, Owner Bambinos noted that his group would be taking over the menu and the wood-fire oven and everything would stay the same, just a name change.

There being no further comments either for or against the hearing was closed at 7:52 p.m.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval on the new request for a Food Handlers License and a Liquor License from BH Group, LLC d/b/a Bambino's, located at 240 US Route One.

Vote: 7 Yeas. Motion Passes.

OLD BUSINESS:

Order No. 25-115. Second reading on the 2026 General Obligation Bonds for Municipal and School Capital Improvements. [Finance Director] Norman Kildow, Finance Director, gave a brief overview on this order.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval of the second reading on the 2026 General Obligation Bonds for Municipal and School Capital Improvements, as follows:

2026 BOND ORDER FOR MUNICIPAL AND SCHOOL CAPITAL IMPROVEMENTS

BE IT ORDERED, That under and pursuant to the provisions of Title 30-A, Sections 5721-5729 and 5772 of the Maine Revised Statutes, as amended, and the Charter of the Town of Scarborough, Maine, the following Municipal and School Capital Improvement Projects are hereby approved for funding:

2026 Series A

2025-2026 Municipal

Vehicle Extrication E-Tools	\$	51,233
Turnout Gear Replacement Plan		43,805
Major Station Maintenance		102,000
Air Handler Room Project – (#9 Clerk's Area & #10 Town Manager's Area)		88,325
Virtual Servers Replacing Vmware with Nutanix Hardware & Software		100,000
Redundant Public Safety UPS		101,758
Infield Dragging/Grooming Machine		31,425
Ventrac 4520 Pro with Attachments		55,874

Compact Utility Tractor w/Cab & Front Loader (4066)	68,207
Basketball Courts Renovation – Mitchell Sports Complex (P1)	137,00
PDE6 Taser Replacement	48,372
Pickup Truck #4033	65,000

2025-2026 School

Replace 2016 Passenger Van #131998	30,000
School Bus Replacement Schedule (3/Year)	384,608
Furnishing Replace & Renew	140,004
District-wide equipment/infrastructure	423,015
Interior Construction and Renovation	38,983
Energy Improvements	165,147
Grounds and Site Maintenance	173,880
Exterior and Interior Finishes	213,676
HVAC Repair and Replacement	266,711
Security and Access Management	287,278
Roof Restoration and Replacement	409,066

2024-2025 Municipal

49 Grant Road	246,098
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2019-2020 Municipal

65 Hanson Road – Silver Brook Preserve II	800,000
80 Beech Ridge Road	260,000
49 Grant Road	13,902

2024-2025 Municipal

Air Handler Project Town Hall	148,374
Chiller Replacement	148,047
27-passenger Bus	126,850
Ballfield Fence and Backstop Replacement	56,219
Pickup Truck #4005 – ¾ Ton 4x4	60,000
Tractor #4044 with Arm Mower	170,177
DEF Dispenser	47,686
Mid-Level Paving	97,986
Generator – Library	55,000
HAVC – Library	209,013

2024-2025 School

School Bus Replacement Schedule	44,000
Furnishing Replace & Renew	167,733
Facilities Support Equipment	79,517
High School Auditorium Equipment	303,983
Turf and Track	317,309
District-wide technology equipment/infrastructure	695,424
Energy Improvements	142,578
Security and Access Management	421,001
Flooring Repair and Replacement	180,846
Building Envelope Maintenance	232,945
Grounds and Site Maintenance	486,000
HVAC Systems	293,115

2023-2024 Municipal

Plow Truck 4009	149,162
Spurwink Road Traffic and Pedestrian Improvements – Phase II	481,604

2023-2024 School

District-Wide equipment/infrastructure – IT	620,000
Roof Restoration	500,000
DW HVAC Repairs	423,884
Interior Construction and Renovation	81,631

2022-2023 Municipal

PW Mid-Level Paving	189,927
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2022-2023 School

Interior Construction and Renovation	150,000
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2021-2022 School

Turf and Track	1,122,509
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Totals	<u>\$ 12,947,887</u>
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2026 Series B**2021-2022 School**

Scarborough Schools Project	\$ 4,700,000
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Totals	<u>\$ 4,700,000</u>
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BE IT FURTHER ORDERED, That a sum, not to exceed **\$12,947,887**, plus any additional premium, for Series A and **\$4,700,000**, plus any additional premium, for Series B is hereby appropriated to provide for the costs of said projects and expenses associated with said projects; and,

BE IT FURTHER ORDERED, 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 \$12,947,887 for Series A and \$4,700,000 for Series B plus any additional premium, and the discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, call(s) for redemption, refunding(s), form(s), premium(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; and,

BE IT FURTHER ORDERED, That in furtherance of the voter-approved referendum questions authorizing the issuance of up to \$2,500,000 in general obligation bonds of the Town of Scarborough, of which \$1,073,902 remains authorized but unissued, in furtherance of the prior-approved Council Order No. 19-060 relating thereto, and in order to continue to fund the prior-approved appropriation for

the purchase of parks and conservation lands, 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 **\$1,073,902**, plus any additional premium, and the discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, call(s) for redemption, refunding(s), form(s), premium(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; and,

BE IT FURTHER ORDERED, That in furtherance of the voter-approved referendum questions authorizing the issuance of up to \$6,00,000 in general obligation bonds of the Town of Scarborough, of which \$6,000,000 remains authorized but unissued, in furtherance of the prior-approved Council Order No. 24-063 relating thereto, and in order to continue to fund the prior-approved appropriation for the purchase of parks and conservation lands, 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 **\$246,098**, plus any additional premium, and the discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, call(s) for redemption, refunding(s), form(s), premium(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; and,

BE IT FURTHER ORDERED, That in furtherance of the voter-approved referendum questions authorizing the issuance of up to \$1,980,000 in general obligation bonds of the Town of Scarborough, of which \$1,122,509 remains authorized but unissued, in furtherance of the prior-approved Council Order No. 21-073 relating thereto, and in order to continue to fund the prior-approved appropriation for the replacement of turf and track at the Scarborough High School, 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 **\$1,122,509**, plus any additional premium, and the discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, call(s) for redemption, refunding(s), form(s), premium(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; and,

BE IT FURTHER ORDERED, That in furtherance of the voter-approved referendum questions authorizing the issuance of up to \$139,850,000 in general obligation bonds of the Town of Scarborough, of which \$139,850,000 remains authorized but unissued, in furtherance of the prior-approved Council Orders No. 25-071 and 25-072 relating thereto, and in order to continue to fund the prior-approved appropriation to fund a school project, 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 **\$4,700,000**, plus any additional premium, and the discretion to fix the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, call(s) for redemption, refunding(s), form(s), premium(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.

Vote: 7 Yeas. Motion Passes.

NEW BUSINESS:

Order No. 25-119. Act on the request, pursuant to Title 23, M.R.S.A. §3025 and the requirements of Section 4, of the Scarborough Street Acceptance Ordinance, to approve the acceptance of public infrastructure on Holbrook Farms Road, as noted and recommended by the Town Engineer. *[Town Engineer]* Angela Blanchette, Town Engineer, gave a brief overview on this Order.

Motion by Councilor Anderson, seconded by Councilor Donovan, to move approval pursuant to Title 23, M.R.S.A. §3025 and the requirements of Section 4, of the Scarborough Street Acceptance Ordinance, to approve the acceptance of public infrastructure on Holbrook Farms Road, as noted and recommended by the Town Engineer.

Vote: 7 Yeas. Motion Passes.

Order No. 25-120. Act on the request to rescind Order No. 13-44, that designated all snowmobile refund monies that the Town receives from the State to the Saco Pathfinders Snowmobile Club to help maintain trails located within Scarborough and direct said monies back to the General Fund. *[Town Manager]* Thomas J. Hall, Town Manager, gave a brief overview on this Order and responded to questions from the Town Council.

Motion by Councilor Hayes, seconded by Councilor Anderson, to move approval to rescind Order No. 13-44, that designated all snowmobile refund monies that the Town receives from the State to the Saco Pathfinders Snowmobile Club to help maintain trails located within Scarborough and direct said monies back to the General Fund.

Vote: 7 Yeas. Motion Passes.

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

Item 11. Council Member Comments.

- Councilor Anderson wished everyone a happy holidays and a happy new year, He is looking forward to coming back in 2026 and doing our goal planning. He felt the Council had some pretty hefty items to tackle, but so far, this council was off to an amazing start. He felt sure the Council could work together through these things and address them. He was looking forward working with everybody. So, gets some rest, because 2026 is going to be busy.
- Councilor Hayes noted she found meeting with the public upon entering the Council to be invaluable, especially as Scarborough residents expressed feeling overlooked in certain areas. They feel disconnected despite being part of a single community of 25,000 people, highlighting regional disparities in perception and governance. The positive engagement from attendees, including young families, during these meetings reinforced the importance of transparency and listening to constituents. The effort to host such events has proven to be a significant step in building trust with the public.
- Councilor Cain commented on a meeting with senior staff and went to note that he had met with Doug Howard, the Public Workshop Director and Brett Frank, Deputy Director and saw the importance of the Public Works Department. The experience was rewarding and underscored the dedication of the staff, who work behind the scenes to ensure safety, cleanliness, and maintenance in the town, emphasizing that they deserve more recognition for their efforts.
- Chairman Fellows reported that during a recent informal conversation between Councilor Cain and Speaker Fecteau, the Speaker acknowledged Scarborough's efforts in housing and expressed awareness of issues within LD1829. He mentioned that corrective legislation is in development,

although details about its incorporation into the legislative schedule remain unclear. Chairman Fellows stated that he was looking forward to a little break to be with family over the holidays, but looked forward to 2026 and Goal Setting. He thanked Councilor Hayes for the cookies.

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

Vote: 7 Yeas. Motion Passes.

Meeting adjourned at 8:08 p.m.

Respectfully submitted,

Yolande P. Justice
Clerk to the Council