

CITY COUNCIL SPECIAL MEETING

April 22, 2025 2:00 P.M.

Brewer City Hall Council Chambers

I. Call to Order (Mayor Daniels)

II. Roll Call (City Clerk)

III. Pledge of Allegiance to the Flag of the United States of America (Mayor Daniels)

A. Minutes (none)

B. Awards, Petitions and Public Comments

1. Workshop: Economic Development Overview

IV. Recess for Public Hearing

1. Applications for Renewal of City Amusement Licenses
 1. Between Friends/Next Generation Theatre, 39 Center Street
 2. Brewster's Fine Food & Drink, 359 Wilson Street
 3. Cap's Tavern, 494 South Main Street
 4. Brewer Eagles Club, 22 Atlantic Avenue
 5. High Tide Restaurant & Bar, 5 South Main Street
 6. Jeff's Catering & Event Center, 15 Event Center Way
 7. Mason's Brewing Company, 15 Hardy Street
 8. Penny Lane Bar & Grille, 534 Wilson Street

V. Adjourn Public Hearing

C. Consent Calendar

1. (2025-A080) ORDER Issue amusement license to Between Friends/Next Generation Theatre, 39 Center Street, Brewer, Maine. (Councilor Kimball)
2. (2025-A081) ORDER Issue amusement license to Brewster's Fine Food & Drink, 359 Wilson Street, Brewer, Maine. (Councilor Morin)
3. (2025-A082) ORDER Issue amusement license to Cap's Tavern, 494 South Main Street, Brewer, Maine. (Councilor Phanthay)
4. (2025-A083) ORDER Issue amusement license to Brewer Eagles Club, 22 Atlantic Avenue, Brewer, Maine. (Councilor O'Halloran)
5. (2025-A084) ORDER Issue amusement license to High Tide Restaurant & Bar, 5 South Main Street, Brewer, Maine. (Councilor Kimball)
6. (2025-A085) ORDER Issue amusement license to Jeff's Catering & Event Center, 15 Event Center Way, Brewer, Maine. (Councilor Morin)
7. (2025-A086) ORDER Issue amusement license to Mason's Brewing Company, 15 Hardy Street, Brewer, Maine. (Councilor Phanthay)
8. (2025-A087) ORDER Issue amusement license to Penny Lane Bar & Grille, 534 Wilson Street, Brewer, Maine. (Councilor O'Halloran)
9. (2025-A088) ORDER Accept donation from Kiwanis Club of Brewer to Parks & Recreation Department for special event. (Councilor Kimball)
10. (2025-B018) RESOLVE Recognize Gold Star Cleaners for one-hundred-and-twenty years of outstanding service. (Councilor Morin)

D. Monthly Reports (none)

E. Nominations, Appointments, Elections

1. (2025-A089) ORDER Appoint member to the Library Board of Trustees of the City of Brewer. (Councilor Morin)

F. Unfinished Business (none)

G. New Business

1. (2025-A090) ORDER Authorize contract with C3 AI for residential property appraisal platform. (Councilor Phanthay)
2. (2025-A091) ORDER Convene in executive session pursuant to Title 1, M.R.S.A. §405(6)(C) to discuss matter related to real property. (Councilor Morin)

H. New Items with Leave of Council

I. ADJOURN

CITY OF BREWER PUBLIC NOTICE

Notice is hereby given that the Brewer City Council will hold a public hearing on **Tuesday, April 22, 2025 at 2:00 p.m. in the Council Chambers at Brewer City Hall located at 80 North Main Street, Brewer, Maine** to consider applications from the following businesses for issuance of City amusement licenses to permit them to have dancing and live entertainment on their premises, non-alcoholic as well as those which are licensed by the State of Maine for the sale of alcohol:

1. Between Friends/Next Generation Theatre, 39 Center Street
2. Brewster's Fine Food & Drink, 359 Wilson Street
3. Cap's Tavern, 494 South Main Street
4. Brewer Eagles Club, 22 Atlantic Avenue
5. High Tide Restaurant & Bar, 5 South Main Street
6. Jeff's Catering & Event Center, 15 Event Center Way
7. Mason's Brewing Company, 15 Hardy Street
8. Penny Lane Bar & Grille, 534 Wilson Street

Any person may present written or oral comments at this public hearing on these applications.

Vincent P. Migliore
City Clerk

published in the BDN
April 15, 2025

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A080

April 22, 2025

TITLE: ORDER, ISSUE AMUSEMENT LICENSE TO BETWEEN FRIENDS/NEXT GENERATION THEATRE, 39 CENTER STREET, BREWER, MAINE.

Filed April 4, 2025
By William Kimball

WHEREAS, an application for a City of Brewer Amusement License for Mermaid Enterprises, LLC, d/b/a Between Friends/Next Generation Theatre, 39 Center Street, Brewer, Maine has been received by the City Clerk and;

WHEREAS, the Brewer City Council held a public hearing on this application on April 22, 2025 in accordance with Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, in issuing or denying a new or renewed license, the City Council shall give consideration to: (a) the character of any applicant, (b) the location of the place of business, (c) the manner in which it has been operated, and (d) whether the operation has endangered the health or safety of persons in or on areas surrounding the place of business; and

WHEREAS, a license may be denied on one (1) or more of the grounds listed in Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, after reviewing the application, and hearing testimony at the public hearing, the City Council finds no grounds to deny this license request.

NOW, THEREFORE, BE IT ORDERED, that the City Clerk, as agent to the Licensing Authority, to wit, the Brewer City Council, is herewith authorized and directed to issue a City of Brewer Amusement License to Between Friends/Next Generation Theatre, 39 Center Street, Brewer, Maine, for the City's licensing year commencing May 5, 2025 and expiring May 4, 2026.

Statement of Fact: This is a yearly order for the renewal of an amusement license requiring a public hearing and approval by Council.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A081

April 22, 2025

TITLE: ORDER, ISSUE AMUSEMENT LICENSE TO BREWSTER'S FINE FOOD & DRINK, 359 WILSON STREET, BREWER, MAINE.

Filed April 5, 2025

By Jenn M. Morin

WHEREAS, an application for a City of Brewer Amusement License for RMB&G INC., d/b/a Brewster's Fine Food & Drink, 359 Wilson Street, Brewer, Maine has been received by the City Clerk and;

WHEREAS, the Brewer City Council held a public hearing on this application on April 22, 2025 in accordance with Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, in issuing or denying a new or renewed license, the City Council shall give consideration to: (a) the character of any applicant, (b) the location of the place of business, (c) the manner in which it has been operated, and (d) whether the operation has endangered the health or safety of persons in or on areas surrounding the place of business; and

WHEREAS, a license may be denied on one (1) or more of the grounds listed in Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, after reviewing the application, and hearing testimony at the public hearing, the City Council finds no grounds to deny this license request.

NOW, THEREFORE, BE IT ORDERED, that the City Clerk, as agent to the Licensing Authority, to wit, the Brewer City Council, is herewith authorized and directed to issue a City of Brewer Amusement License to Brewster's Fine Food & Drink, 359 Wilson Street, Brewer, Maine, for the City's licensing year commencing May 5, 2025 and expiring May 4, 2026.

Statement of Fact: This is a yearly order for the renewal of an amusement license requiring a public hearing and approval by Council.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A082

April 22, 2025

TITLE: ORDER, ISSUE AMUSEMENT LICENSE TO CAP'S TAVERN, 494 SOUTH MAIN STREET, BREWER, MAINE.

Filed April 3, 2025
By Soubanh Phanthay

WHEREAS, an application for a City of Brewer Amusement License for Delano Merritt, d/b/a Cap's Tavern, 494 South Main Street, Brewer, Maine has been received by the City Clerk and;

WHEREAS, the Brewer City Council held a public hearing on this application on April 22, 2025 in accordance with Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, in issuing or denying a new or renewed license, the City Council shall give consideration to: (a) the character of any applicant, (b) the location of the place of business, (c) the manner in which it has been operated, and (d) whether the operation has endangered the health or safety of persons in or on areas surrounding the place of business; and

WHEREAS, a license may be denied on one (1) or more of the grounds listed in Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, after reviewing the application, and hearing testimony at the public hearing, the City Council finds no grounds to deny this license request.

NOW, THEREFORE, BE IT ORDERED, that the City Clerk, as agent to the Licensing Authority, to wit, the Brewer City Council, is herewith authorized and directed to issue a City of Brewer Amusement License to Cap's Tavern, 494 South Main Street, Brewer, Maine, for the City's licensing year commencing May 5, 2025 and expiring May 4, 2026.

Statement of Fact: This is a yearly order for the renewal of an amusement license requiring a public hearing and approval by Council.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A083

April 22, 2025

TITLE: ORDER, ISSUE AMUSEMENT LICENSE TO BREWER EAGLES CLUB, 22 ATLANTIC AVENUE, BREWER, MAINE.

Filed April 10, 2025

By Dani O'Halloran

WHEREAS, an application for a City of Brewer Amusement License for Fraternal Order of Eagles Aerie #3177, d/b/a Brewer Eagles Club, 22 Atlantic Avenue, Brewer, Maine has been received by the City Clerk and;

WHEREAS, the Brewer City Council held a public hearing on this application on April 22, 2025 in accordance with Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, in issuing or denying a new or renewed license, the City Council shall give consideration to: (a) the character of any applicant, (b) the location of the place of business, (c) the manner in which it has been operated, and (d) whether the operation has endangered the health or safety of persons in or on areas surrounding the place of business; and

WHEREAS, a license may be denied on one (1) or more of the grounds listed in Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, after reviewing the application, and hearing testimony at the public hearing, the City Council finds no grounds to deny this license request.

NOW, THEREFORE, BE IT ORDERED, that the City Clerk, as agent to the Licensing Authority, to wit, the Brewer City Council, is herewith authorized and directed to issue a City of Brewer Amusement License to Brewer Eagles Club, 22 Atlantic Avenue, Brewer, Maine, for the City's licensing year commencing May 5, 2025 and expiring May 4, 2026.

Statement of Fact: This is a yearly order for the renewal of an amusement license requiring a public hearing and approval by Council.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A084

April 22, 2025

TITLE: ORDER, ISSUE AMUSEMENT LICENSE TO HIGH TIDE RESTAURANT & BAR, 5 SOUTH MAIN STREET, BREWER, MAINE.

Filed April 10, 2025

By William Kimball

WHEREAS, an application for a City of Brewer Amusement License for High Tide Restaurant, LLC, d/b/a High Tide Restaurant & Bar, 5 South Main Street, Brewer, Maine has been received by the City Clerk and;

WHEREAS, the Brewer City Council held a public hearing on this application on April 22, 2025 in accordance with Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, in issuing or denying a new or renewed license, the City Council shall give consideration to: (a) the character of any applicant, (b) the location of the place of business, (c) the manner in which it has been operated, and (d) whether the operation has endangered the health or safety of persons in or on areas surrounding the place of business; and

WHEREAS, a license may be denied on one (1) or more of the grounds listed in Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, after reviewing the application, and hearing testimony at the public hearing, the City Council finds no grounds to deny this license request.

NOW, THEREFORE, BE IT ORDERED, that the City Clerk, as agent to the Licensing Authority, to wit, the Brewer City Council, is herewith authorized and directed to issue a City of Brewer Amusement License to High Tide Restaurant & Bar, 5 South Main Street, Brewer, Maine, for the City's licensing year commencing May 5, 2025 and expiring May 4, 2026.

Statement of Fact: This is a yearly order for the renewal of an amusement license requiring a public hearing and approval by Council.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A085

April 22, 2025

TITLE: ORDER, ISSUE AMUSEMENT LICENSE TO JEFF’S CATERING & EVENT CENTER, 15 EVENT CENTER WAY, BREWER, MAINE.

Filed April 3, 2025

By Jenn M. Morin

WHEREAS, an application for a City of Brewer Amusement License for Jeff’s Catering & Bake Shop, Inc., d/b/a Jeff’s Catering & Event Center, 15 Event Center Way, Brewer, Maine has been received by the City Clerk and;

WHEREAS, the Brewer City Council held a public hearing on this application on April 22, 2025 in accordance with Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, in issuing or denying a new or renewed license, the City Council shall give consideration to: (a) the character of any applicant, (b) the location of the place of business, (c) the manner in which it has been operated, and (d) whether the operation has endangered the health or safety of persons in or on areas surrounding the place of business; and

WHEREAS, a license may be denied on one (1) or more of the grounds listed in Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, after reviewing the application, and hearing testimony at the public hearing, the City Council finds no grounds to deny this license request.

NOW, THEREFORE, BE IT ORDERED, that the City Clerk, as agent to the Licensing Authority, to wit, the Brewer City Council, is herewith authorized and directed to issue a City of Brewer Amusement License to Jeff’s Catering & Event Center, 15 Event Center Way, Brewer, Maine, for the City’s licensing year commencing May 5, 2025 and expiring May 4, 2026.

Statement of Fact: This is a yearly order for the renewal of an amusement license requiring a public hearing and approval by Council.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A086

April 22, 2025

TITLE: ORDER, ISSUE AMUSEMENT LICENSE TO MASON'S BREWING
COMPANY, 15 HARDY STREET, BREWER, MAINE.

Filed April 10, 2025
By Soubanh Phanthay

WHEREAS, an application for a City of Brewer Amusement License for Mason's Brewing Company, LLC, d/b/a Mason's Brewing Company, 15 Hardy Street, Brewer, Maine has been received by the City Clerk and;

WHEREAS, the Brewer City Council held a public hearing on this application on April 22, 2025 in accordance with Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, in issuing or denying a new or renewed license, the City Council shall give consideration to: (a) the character of any applicant, (b) the location of the place of business, (c) the manner in which it has been operated, and (d) whether the operation has endangered the health or safety of persons in or on areas surrounding the place of business; and

WHEREAS, a license may be denied on one (1) or more of the grounds listed in Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, after reviewing the application, and hearing testimony at the public hearing, the City Council finds no grounds to deny this license request.

NOW, THEREFORE, BE IT ORDERED, that the City Clerk, as agent to the Licensing Authority, to wit, the Brewer City Council, is herewith authorized and directed to issue a City of Brewer Amusement License to Mason's Brewing Company, 15 Hardy Street, Brewer, Maine, for the City's licensing year commencing May 5, 2025 and expiring May 4, 2026.

Statement of Fact: This is a yearly order for the renewal of an amusement license requiring a public hearing and approval by Council.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A087

April 22, 2025

TITLE: ORDER, ISSUE AMUSEMENT LICENSE TO PENNY LANE BAR & GRILLE,
534 WILSON STREET, BREWER, MAINE.

Filed April 5, 2025
By Dani O'Halloran

WHEREAS, an application for a City of Brewer Amusement License for Charles Milan, III, d/b/a Penny Lane Bar & Grille, 534 Wilson Street, Brewer, Maine has been received by the City Clerk and;

WHEREAS, the Brewer City Council held a public hearing on this application on April 22, 2025 in accordance with Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, in issuing or denying a new or renewed license, the City Council shall give consideration to: (a) the character of any applicant, (b) the location of the place of business, (c) the manner in which it has been operated, and (d) whether the operation has endangered the health or safety of persons in or on areas surrounding the place of business; and

WHEREAS, a license may be denied on one (1) or more of the grounds listed in Chapter 20, Article 2, Section 217.5 of the Charter, Codes and Ordinances of the City of Brewer; and

WHEREAS, after reviewing the application, and hearing testimony at the public hearing, the City Council finds no grounds to deny this license request.

NOW, THEREFORE, BE IT ORDERED, that the City Clerk, as agent to the Licensing Authority, to wit, the Brewer City Council, is herewith authorized and directed to issue a City of Brewer Amusement License to Penny Lane Bar & Grille, 534 Wilson Street, Brewer, Maine, for the City's licensing year commencing May 5, 2025 and expiring May 4, 2026.

Statement of Fact: This is a yearly order for the renewal of an amusement license requiring a public hearing and approval by Council.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A088

April 22, 2025

TITLE: ORDER, ACCEPT DONATION FROM KIWANIS CLUB OF BREWER TO
BREWER PARKS & RECREATION DEPARTMENT FOR SPECIAL
EVENT.

Filed April 10, 2025
By William Kimball

WHEREAS, the Brewer Parks & Recreation Department has received a donation of \$500 from Kiwanis Club of Brewer for support of the Egg Hunt; and

WHEREAS, it is the request of the donor and the recommendation of the Parks & Recreation Director that this donation be appropriated and expended to supplement the Egg Hunt.

NOW, THEREFORE, BE IT ORDERED, that the City of Brewer, by vote of its City Council herewith accepts this donation and directs that the donation be receipted to the Special Events Revenue account (0107123-300325); and

BE IT FURTHER ORDERED, that the City Council herewith authorizes the appropriation and expenditure of this money from the Special Events Expense account (0117121-506150).

Statement of Fact: This order accepts a \$500 contribution from Kiwanis Club of Brewer to the City of Brewer Parks & Recreation Department and authorizes the expenditure of this contribution to support the Egg Hunt.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-B018

April 22, 2025

TITLE: RESOLVE, RECOGNIZE GOLD STAR CLEANERS FOR ONE-HUNDRED-AND-TWENTY YEARS OF OUTSTANDING SERVICE.

Filed April 8, 2025

By Jenn M. Morin

WHEREAS, Gold Star Cleaners was established in 1905 by the Pooler family and has continuously provided exceptional dry cleaning and laundry services to the Brewer community and surrounding areas for one-hundred-and-twenty years; and

WHEREAS, Gold Star Cleaners has demonstrated a strong commitment to the community by supporting initiatives such as Penquis's "Coats of Kindness" program, providing essential assistance to neighbors during the cold winter months; and

WHEREAS, the City of Brewer recognizes and appreciates the significant contributions of Gold Star Cleaners to the local economy and the well-being of its citizens.

NOW, THEREFORE, BE IT RESOLVED, that the Brewer City Council on behalf of the Citizens of the City of Brewer, Maine, hereby honors and congratulates Gold Star Cleaners on the occasion of its one-hundred-and-twentieth anniversary, commends Gold Star Cleaners for its dedication to excellence and community service, and extends best wishes for continued success in the years to come.

CITY OF BREWER, MAINE
IN CITY COUNCIL ASSEMBLED

2025-A089

April 22, 2025

TITLE: ORDER, APPOINT MEMBER TO THE LIBRARY BOARD OF TRUSTEES
OF THE CITY OF BREWER.

Filed April 9, 2025
By Jenn M. Morin

BE IT ORDERED, that Kathleen Kramer, of 25 Wild Rose Drive, is herewith appointed to the Library Board of Trustees of the City of Brewer for the unexpired term of Sari Ohmart; and

BE IT FURTHER ORDERED, that Ms. Kramer's term will commence April 27, 2025 and will expire March 31, 2026.

Statement of Fact: This order appoints Kathleen Kramer to the Library Board of Trustees to fill the vacated seat previously held by Sari Ohmart.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A090

April 22, 2025

TITLE: ORDER, AUTHORIZE CONTRACT WITH C3 AI FOR RESIDENTIAL
PROPERTY APPRAISAL PLATFORM.

Filed April 14, 2025
By Soubanh Phanthay

EMERGENCY PREAMBLE

WHEREAS, orders passed by the Brewer City Council do not become effective until five days after approval unless such orders contain emergency preambles; and

WHEREAS, the City needs to execute the contract by April 25 to secure the negotiated price; and

WHEREAS, these facts create an emergency within the meaning of the Charter, Codes and Ordinances of the City of Brewer and require that the following order become effective immediately upon its approval to protect the public health, common welfare and safety of the citizens of Brewer; and

WHEREAS, over the past three months the City Assessor of the City of Brewer has successfully completed a pilot of the C3 AI residential property appraisal platform, resulting in a 56% improvement in appraisal accuracy and a 19% increase in appraisal equity; and

WHEREAS, the platform has proven to significantly enhance the efficiency and effectiveness of daily assessment operations which would free up at least ninety working hours for the Assessing Office during a calendar year, earning strong endorsement from the City Assessor; and

WHEREAS, C3 AI, of Redwood City, California, has proposed a five-year subscription at a total cost of \$85,000 (or \$17,000 per year), which includes continued access to the existing deployed application, cloud hosting, data ingestion, and annual machine learning model tuning; and

WHEREAS, continuing use of the C3 AI platform will ensure fair, equitable, and technologically advanced property valuation practices, positioning the City of Brewer as a leader in data-driven municipal governance.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council, hereby authorizes the City Manager, or his designee, to execute a five-year contract with C3 AI for its residential property appraisal platform, in the amount of \$17,000 per year, for a total cost not to exceed \$85,000 over the life of the contract; and

BE IT FURTHER ORDERED, that the City Council hereby authorizes the appropriation and expenditure of \$17,000 in unanticipated revenue in the Interest Earnings account (0105504-300400) to cover the cost of the first contract year, which is due and payable upon contract signing; and

BE IT FURTHER ORDERED, that costs associated with the annual subscription fees be charged to the Assessing Computer Software account (0115201-502300); and

BE IT FURTHER ORDERED, that the City Council of the City of Brewer herewith exercises its authority under Section 404 of the City's Purchasing Ordinance, Chapter 36 of the Charter, Codes and Ordinances of the City of Brewer in the purchase of goods and supplies for this project.

Statement of Fact: This order authorizes a five-year contract with C3 AI for continued use of their residential property appraisal platform at a total cost of \$85,000. This platform has been demonstrated to significantly improve accuracy and equity in assessments and to enhance the efficiency of the City's Assessor operations.

**CITY OF BREWER, MAINE
IN CITY COUNCIL ASSEMBLED**

2025-A091

April 22, 2025

TITLE: ORDER, CONVENE IN EXECUTIVE SESSION PURSUANT TO TITLE 1,
M.R.S.A. §405(6)(C) TO DISCUSS MATTER RELATED TO REAL
PROPERTY.

Filed April 16, 2025

By Jenn M. Morin

BE IT ORDERED, that the Brewer City Council convene in executive session pursuant to Title 1, Maine Revised Statutes Annotated, §405(6)(C) to discuss a matter related to real property.