

CITY COUNCIL REGULAR MEETING

July 8, 2025 6:00 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 of the June 3, 2025 Special Meeting, Minutes of the June 10, 2025 Regular Meeting and Minutes of the June 24, 2025 Special Meeting** (Councilor Phanthay)
- B. Awards, Petitions and Public Comments**
 - 1. City Manager's Report
 - 2. Public Comments
- C. Consent Calendar**
 - 1. (2025-A146) ORDER Authorize contract to replace section of Public Works facility roof. (Councilor Morin)
 - 2. (2025-A147) ORDER Accept fees for tables in craft fair and business section of Brewer Riverwalk Festival. (Councilor Kimball)
 - 3. (2025-A148) ORDER Authorize purchase of Police firearms. (Councilor Morin)
 - 4. (2025-A149) ORDER Declare City property surplus and authorize sale or disposal of surplus property. (Councilor Phanthay)
 - 5. (2025-A150) ORDER Accept grant from Harold Alfond Center for the Advancement of Maine's Workforce. (Councilor O'Halloran)
 - 6. (2025-A151) ORDER Accept donations for books and materials and authorize sale of surplus books and materials. (Councilor Kimball)
 - 7. (2025-A152) ORDER Accept Fiscal Year 2026 donations to Brewer Public Library. (Councilor Morin)
 - 8. (2025-A153) ORDER Accept proceeds from sale of scrap metal and appropriate for use. (Councilor Phanthay)
 - 9. (2025-A154) ORDER Authorize appropriation of funds for Sewer Enterprise Account Wellness Program. (Councilor O'Halloran)
 - 10. (2025-A155) ORDER Authorize appropriation of funds for Water Enterprise Account Wellness Program. (Councilor Kimball)
 - 11. (2025-A156) ORDER Declare items surplus and authorize their disposition. (Councilor Morin)
 - 12. (2025-A157) ORDER Authorize write-off of uncollectable personal property taxes. (Councilor Phanthay)
 - 13. (2025-A158) ORDER Accept donation to Brewer Fire Department and Brewer Police Department from Judy Street. (Councilor O'Halloran)
 - 14. (2025-A159) ORDER Authorize replacement of City Hall air handler and condensing unit. (Councilor Kimball)

15. (2025-A160) ORDER Authorize agreement with Maine Department of Transportation and funding for signal project at intersection of North Main Street and State Street. (Councilor Morin)
16. (2025-A161) ORDER Declare property located at 18 South Brewer Drive, Brewer, Maine, and more specifically described in Penobscot County Registry of Deeds Book 15604, Page 226, to be surplus and authorize its disposal. (Councilor Phanthay)
17. (2025-A162) ORDER Authorize use of reserve funds to develop Police Department recruitment video. (Councilor O'Halloran)

D. Monthly Reports (Councilor Morin)

E. Nominations, Appointments, Elections

1. (2025-B029) RESOLVE Accept resignation of Penelope Joy from Board of Commissioners of the Housing Authority of the City of Brewer. (Councilor Kimball)

F. Unfinished Business (none)

G. New Business

1. Consent Calendar

1. (2025-C006) ORDER Amend Chapter 1 of the Charter, Codes and Ordinances of the City of Brewer, entitled, "The City Council", Article 3, "Rules of Order", Section 330.8.2, to require a time of public comments at regular monthly Council meetings only. (Councilor Phanthay)
2. (2025-C007) ORDER Amend Chapter 31 of the Charter, Codes and Ordinances of the City of Brewer, entitled, "Environmental Ordinance", Article 12, "Schedule of Sewer Rates", Section 1200. (Councilor O'Halloran)
2. (2025-A163) ORDER Convene in executive session pursuant to Title 1 M.R.S.A., §405(6)(A) to discuss employment and appointment of professional services. (Councilor Kimball)

H. New Items with Leave of Council

I. ADJOURN

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A146

July 8, 2025

TITLE: ORDER, AUTHORIZE CONTRACT TO REPLACE SECTION OF PUBLIC WORKS FACILITY ROOF.

Filed June 30, 2025

By Jenn M. Morin

WHEREAS, part of the Public Works facility was originally constructed in the early 1990s; and

WHEREAS, due to the age of the building, the section of original roof has peeling finish and exposed bare metal; and

WHEREAS, quotes have been solicited from numerous contractors to either repaint or replace the Public Works facility roof; and

WHEREAS, Smith Builders has given a quote of \$34,425 to replace the roof; and

WHEREAS, there are sufficient funds remaining in the Public Works Fiscal Year 2025 budget to cover the cost of this work.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Manager, or his designee, is authorized to sign a purchase order to Smith Builders, Inc. of Bangor, Maine, up to the amount of \$41,310, to cover the cost of the roof replacement plus a 20% contingency; and

BE IT FURTHER ORDERED, that the cost of the project be charged to Public Works Building Maintenance and Repair (0116651-504000) and that funds to cover the cost shall be carried over from unspent monies in the Fiscal Year 2025 Public Works operations budget; 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 for this purchase.

<u>Vendor</u>	<u>Quote</u>	<u>Scope</u>
Roof Systems of Maine	\$ 40,120	Paiting
Hussey Paint	\$ 42,391	Paiting
GR Roofing	+ \$ 60,000	Replacement
Smith Builders	\$ 34,425	Replacement

Statement of Fact: The Public Works Department intended to address the compromised facility roof in Fiscal Year 2025, but work was delayed due to difficulty in soliciting contractor quotes. The project originally considered repainting the roof, but Smith Builders' price to replace the roof is less than repainting and carries twice the warrantee.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A147

July 8, 2025

TITLE: ORDER, ACCEPT FEES FOR TABLES IN CRAFT FAIR AND BUSINESS
SECTION OF BREWER RIVERWALK FESTIVAL.

Filed July 1, 2025
By William Kimball

WHEREAS, crafters and businesses that wish to set up a table at the Brewer Riverwalk Festival must pay a fee to secure a spot; and

WHEREAS, fees in the amount of \$712 have been collected for the purpose of securing a spot in the craft fair or business section of the Riverwalk Festival.

NOW, THEREFORE, BE IT ORDERED, that the City of Brewer, by vote of its City Council, herewith accepts the fees and directs that the funds be deposited in the Riverwalk Events Account (0200000-320000-57003); and

BE IT FURTHER ORDERED, that the City Council herewith authorizes the appropriation and expenditure of these funds from the Riverwalk Events Expense Account (0200000-520000-57003) for the purpose of marketing and other fees incorporated in running this event successfully.

Statement of Fact: The City of Brewer Economic Development Office received fees of \$712 from craft vendors and businesses for the purpose of securing a spot during the Brewer Riverwalk Festival to financially support the Riverwalk Festival.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A148

July 8, 2025

TITLE: ORDER, AUTHORIZE PURCHASE OF POLICE FIREARMS.

Filed July 1, 2025
By Jenn M. Morin

WHEREAS, the City of Brewer Police Department is replacing duty rifles with updated models;
and

WHEREAS, the replacement of these rifles has been planned and \$45,000 was budgeted for this expense in the Fiscal Year 2026 (FY26) Capital Improvement Program (CIP); and

WHEREAS, the total cost quoted by Maine Military Supply of Holden, Maine, to replace 23 firearms and associated accessories is \$44,160, which includes trade-in allowances.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council herewith authorizes the appropriation and expenditure of \$44,160 from 0510132-551242 (CIP– Police Rifles) to purchase duty firearms and associated accessories for the City of Brewer Police Department from Maine Military Supply of Holden, Maine; and

BE IT FURTHER ORDERED, that the City Council hereby declares surplus the firearms being replaced and authorizes the City Manager, or his designee, to dispose of them by means that would be in the best interest of the City of Brewer; 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 this equipment.

Statement of Fact: This order authorizes the expenditure of \$44,160 to replace police rifles and accessories. The rifles being replaced are at the end of their service life.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A149

July 8, 2025

TITLE: ORDER, DECLARE CITY PROPERTY SURPLUS AND AUTHORIZE SALE OR DISPOSAL OF SURPLUS PROPERTY.

Filed July 1, 2025
By Soubanh Phanthay

WHEREAS, the City of Brewer Water Department owns a 1997 Toro zero-turn lawn mower which has become increasingly unreliable and difficult to repair due to its age and the limited availability of replacement parts; and

WHEREAS, the mower was recently replaced with a more versatile, multi-purpose tractor/mower.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council declares the following Water Department item as surplus:

- 1 – 1997 Toro zero-turn lawn mower

; and

BE IT FURTHER ORDERED, that the City Manager, or his designee, is authorized to sell, recycle, or dispose of the above-listed equipment in a manner that serves the best interest of the City of Brewer; and

BE IT FURTHER ORDERED, that any funds received from the sale of said item be receipted to the Water Department's Wellness Account (0670001-300410), and authorized for expenditure from the Water Wellness Expense Account (0670001-500844).

Statement of Fact: The Water Department's mower was replaced due to its unreliability and the increasing difficulty in sourcing parts necessary for repair.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A150

July 8, 2025

TITLE: ORDER, ACCEPT GRANTS FROM HAROLD ALFOND CENTER FOR THE
ADVANCEMENT OF MAINE’S WORKFORCE.

Filed July 1, 2025
By Dani O’Halloran

WHEREAS, the City of Brewer has joined the Harold Alfond Center for the Advancement of Maine’s Work Force as a Compact Member to provide its employees with expanded workforce training opportunities and scholarships; and

WHEREAS, Compact Members have streamlined access to the Center’s services, which include grants of up to \$1,200 per employee to help with the cost of training frontline workers.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council herewith accepts all Alfond grant funds received in Fiscal Year 2026 and authorizes their deposit into the appropriate departmental revenue accounts; and

BE IT FURTHER ORDERED, that the City Council herewith authorizes the appropriation and expenditure of these funds from the corresponding departmental expense accounts to support staff training.

Statement of Fact: The City of Brewer expects to receive grant funds from the Harold Alfond Center for the Advancement of Maine’s Work Force to help pay for Brewer employees to attend training. This order accepts the funds and authorizes their expenditure.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A151

July 8, 2025

TITLE: ORDER, ACCEPT DONATIONS OF BOOKS AND MATERIALS AND
AUTHORIZE SALE OF SURPLUS BOOKS AND MATERIALS.

Filed July 1, 2025
By William Kimball

WHEREAS, from time to time the Brewer Public Library receives donations of books and materials; and

WHEREAS, some of the books and materials received the Library already has or does not need; and

WHEREAS, from time to time the Library reviews its collection and retires books that are no longer in use; and

WHEREAS, the library would like to offer such unneeded books and materials to the public in exchange for a donation to the Library.

NOW, THEREFORE, BE IT ORDERED, that the City of Brewer, by vote of its City Council, herewith accepts the donations of books and materials the Brewer Public Library may receive throughout the year; and

BE IT FURTHER ORDERED, that the City Council hereby authorizes the Library Director to identify throughout the year books and materials that are unneeded, and the City Council declares such items to be surplus and further authorizes the Library to offer the items to the public in exchange for a donation to the Library; and

BE IT FURTHER ORDERED, that the City Council hereby directs that these proceeds be deposited in revenue account 0107204-300410 (Library Sale of Assets) and that these proceeds be appropriated for expenditure from expense account 0117201-502750 (Books) for the purpose of replenishing Library inventory with the more current and requested items.

Statement of Fact: This annual order anticipates the sale of surplus books and materials throughout the year and authorizes the use of the sale proceeds to fund the purchase of new books.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A152

July 8, 2025

TITLE: ORDER, ACCEPT FISCAL YEAR 2026 DONATIONS TO BREWER PUBLIC LIBRARY.

Filed July 1, 2025
By Jenn M. Morin

WHEREAS, the Brewer Public Library receives unrestricted monetary contributions from donors throughout the year; and

WHEREAS, most donors wish their contributions to supplement and support either the Library's programming budget or the Library's book budget; and

WHEREAS, it is the recommendation and request of the Library Director that the upcoming Fiscal Year 2026 (FY26) donations be appropriated and expended as requested by donors.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council accepts all unrestricted FY26 contributions and memorial donations to the City of Brewer Public Library and authorizes their deposit into account 0107204-300420 (Library Contributions/Donations); and

BE IT FURTHER ORDERED, that the City Council authorizes the appropriation and expenditure of these accepted donations from account 0117201-502750 (Library Books) or account 0117201-506150 (Library Special Events) as specified by the donor.

Statement of Fact: This order is a blanket acceptance of unrestricted FY26 contributions to the City of Brewer Public Library, and authorizes the expenditure of these contributions to support the Library programming budget and the purchase of new books.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A153

July 8, 2025

TITLE: ORDER, ACCEPT PROCEEDS FROM SALE OF SCRAP METAL AND
APPROPRIATE FOR USE.

Filed July 1, 2025
By Soubanh Phanthay

WHEREAS, the City of Brewer Public Works Department anticipates small quantities of scrap metal from various vehicle repair projects and, occasionally, construction projects in Fiscal Year 2026 (FY26) that will result in new revenues; and

WHEREAS, the Public Works Department would like to dedicate all proceeds from the sale of such scrap metal to supplement the Public Works vehicle maintenance budget.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council herewith declares such scrap metal surplus, authorizes the sale of the surplus property and the receipt of the proceeds to 0106604-300490 (Public Works Miscellaneous Revenue) and authorizes the appropriation and expenditure of funds received from recycling this scrap metal in FY26 from account 0116641-504200 (PW Vehicle Maintenance and Repair).

Statement of Fact: Scrap metal is generated at the Public Works facility from discarded parts, including: brake pads, disk and drums; exhaust parts; damaged wheels; plow cutting edges and shoes; and other miscellaneous items. Because such items are replaced out of the vehicle maintenance budget, Public Works requests these funds be rolled back into the vehicle maintenance budget. This is an annual order.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A154

July 8, 2025

TITLE: ORDER, AUTHORIZE APPROPRIATION OF FUNDS FOR SEWER
ENTERPRISE ACCOUNT WELLNESS PROGRAM.

Filed July 1, 2025
By Dani O'Halloran

WHEREAS, the City of Brewer Sewer Department anticipates small quantities of scrap metal from various construction projects in Fiscal Year 2026 (FY26) that will result in new revenues; and

WHEREAS, the Sewer Department would like to dedicate all proceeds from the sale of such scrap metal to fund and support sewer wellness program initiatives.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council herewith declares such scrap metal surplus, authorizes the sale of the surplus property and the receipt of the proceeds in 0680001-300410 (Sewer Wellness Sale of Assets) and authorizes the appropriation and expenditure of funds received from recycling scrap metal in FY26 from account 0680001-500844 (Sewer Wellness Expense) to support the sewer wellness program which shall be funded by the proceeds from the sale of such surplus City property.

Statement of Fact: This annual order anticipates collection of small amounts of scrap metal from various sewer construction projects throughout the year and authorizes their sale. The proceeds are deposited into the Sewer Wellness account and used to support employee wellness purchases.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A155

July 8, 2025

TITLE: ORDER, AUTHORIZE APPROPRIATION OF FUNDS FOR WATER
ENTERPRISE ACCOUNT WELLNESS PROGRAM.

Filed July 1, 2025
By William Kimball

WHEREAS, the City of Brewer Water Department anticipates small quantities of scrap metal from various construction projects in Fiscal Year 2026 (FY26) that will result in new revenues; and

WHEREAS, the Water Department would like to dedicate all proceeds from the sale of such scrap metal to fund and support water wellness program initiatives.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council herewith declares such scrap metal surplus, authorizes the sale of the surplus property and the receipt of the proceeds in account 0670001-300410 (Water Wellness Sale of Assets) and authorizes the appropriation and expenditure of funds received from recycling scrap metal in FY26 from account 0670001-500844 (Water Wellness Expense) to support the water wellness program which shall be funded by the proceeds from the sale of such surplus City property.

Statement of Fact: This annual order anticipates collection of small amounts of scrap metal from various water construction projects throughout the year and authorizes their sale. The proceeds are deposited into the Water Wellness account and used to support employee wellness purchases.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A156

July 8, 2025

TITLE: ORDER, DECLARE ITEMS SURPLUS AND AUTHORIZE THEIR
DISPOSITION.

Filed July 1, 2025
By Jenn M. Morin

WHEREAS, from time to time, the City of Brewer has furniture, fixture, and equipment items that have reached the end of their useful lives, are no longer needed, and would otherwise be sent to the landfill for disposal; and

WHEREAS, to reduce the volume of material the City sends to landfill, the City would like to offer these items to City employees on a first-come, first-served and/or auction-type basis.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council herewith declares items scheduled to be thrown away as surplus and authorizes the City Manager, or his designee, to the extent practical, to sell or secure alternate disposition of such items as would be in the best interest of the citizens of Brewer.

Statement of Fact: This annual order declares items slated to be thrown away as surplus and authorizes their sale and/or disposition to City employees or others.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A157

July 8, 2025

TITLE: ORDER, AUTHORIZE WRITE-OFF OF UNCOLLECTIBLE PERSONAL
PROPERTY TAXES.

Filed July 1, 2025
By Soubanh Phanthay

WHEREAS, Robert Sparks, owner of D & S Auto, passed away on October 4, 2024, leaving an unpaid 2025 personal property tax balance of \$347.80; and

WHEREAS, D & S Auto permanently closed its doors one month later; and

WHEREAS, the Tax Collector estimates that the cost to attempt to seek payment for this minor balance would exceed the sum collected.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council hereby authorizes the write-off of Mr. Sparks' \$347.80 as uncollectible; and

BE IT FURTHER ORDERED, that the City Council hereby authorizes this cost be charged to the Adjustments/Write-offs account (0116900-509890).

Statement of Fact: This order authorizes the write-off of a \$347.80 personal property taxes balance from 2025 that has been deemed uncollectable by the Tax Collector due to the owner's passing.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A158

July 8, 2025

TITLE: ORDER, ACCEPT DONATION TO BREWER FIRE DEPARTMENT AND
BREWER POLICE DEPARTMENT FROM JUDY STREET.

Filed July 1, 2025
By Dani O'Halloran

WHEREAS, the City of Brewer Fire Department and the City of Brewer Police Department have each received donations of \$500 from Judy Street; and

WHEREAS, the Fire Department and Police Department will use these funds to offset training and employee event expenses.

NOW, THEREFORE, BE IT ORDERED, that the City of Brewer, by vote of its City Council, herewith accepts this generous donation, from Judy Street and directs that the donated funds be receipted to account 0105804-300490 (Police) and 0105904-0300490 (Fire); and

BE IT FURTHER ORDERED, that the City Council herewith authorizes the appropriation and expenditure of these funds from account 0115801-501550 (Police Community Relations) and 0115911-502900 (Fire Misc. Supplies and Expenses).

Statement of Fact: The City of Brewer Fire and Police Departments each received donations of \$500 from Judy Street. These funds will be used to offset training and employee event expenses.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A159

July 8, 2025

TITLE: ORDER, AUTHORIZE REPLACEMENT OF CITY HALL AIR HANDLER AND
CONDENSING UNIT.

Filed July 2, 2025
By William Kimball

WHEREAS, one of the two air conditioning units at Brewer City Hall has failed and has reached the end of its life expectancy; and

WHEREAS, replacement of the unit is essential to maintain a safe and comfortable working environment for City Hall staff and visitors; and

WHEREAS, the City seeks to replace the existing failed HVAC system at a cost not to exceed \$25,000, which includes removal of the existing system and installation of a new air handler and condensing unit; and

WHEREAS, the City's Capital Improvement Program (CIP) City Hall Infrastructure account has funding available to cover this expense.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Manager is authorized to proceed with replacing the unit at a cost not to exceed \$25,000; and

BE IT FURTHER ORDERED, that the Brewer City Council hereby authorizes the appropriation and expenditure of up to \$25,000 from the CIP City Hall Infrastructure account (0510120-551001) for the replacement of the air handler and condensing unit serving City Hall; 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 contractor services for this project.

Statement of Fact: The air conditioning system at City Hall consists of two units that provide cooling for staff offices and public areas. One of these units has failed and is beyond repair due to its age and deteriorated condition. Replacing the failed system is necessary to maintain a safe, healthy, and comfortable environment for employees and visitors, particularly during the summer months. This Order authorizes the City Manager to replace the failed air handler and condensing unit at a cost not to exceed \$25,000, to be funded from the City Hall Infrastructure account within the Capital Improvement Program. The expenditure will ensure continued operational efficiency and occupant comfort at City Hall.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A160

July 8, 2025

TITLE: ORDER, AUTHORIZE AGREEMENT WITH MAINE DEPARTMENT OF
TRANSPORTATION AND FUNDING FOR SIGNAL PROJECT AT
INTERSECTION OF NORTH MAIN STREET AND STATE STREET.

Filed July 2, 2025
By Jenn M. Morin

WHEREAS, the foundations and mast arms at North Main Street and State Street are nearing the end of their life cycles; and

WHEREAS, a Bangor Area Comprehensive Transportation System (BACTS) funded signal project has been approved at the North Main Street and State Street intersection; and

WHEREAS, the Maine Department of Transportation (MDOT) has agreed to include some recommendations of the Center Street Village Partnership Initiative (VPI) as part of the construction work at the intersection; and

WHEREAS, the City of Brewer has a 10% cost share for this project, including the VPI items, which is estimated to be \$100,000 on this project; and

WHEREAS, the work is scheduled to be bid by the MDOT in 2026.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council herewith authorizes the City Manager, or his designee, to execute all necessary agreements with the Bangor Area Comprehensive Transportation System and the Maine Department of Transportation for the completion of this signal project at North Main Street and State Street; and

BE IT FURTHER ORDERED, that the City Council hereby agrees to appropriate the funding necessary for the City's anticipated 10% cost share for this project as part of the Fiscal Year 2027 (FY27) Capital Improvement Program (CIP) process (this \$100,000, including contingency, is likely to be secured through bond financing).

Statement of Fact: This order authorizes \$100,000 in future funding and execution of all necessary agreements for a BACTS sponsored signal project at the intersection of North Main Street and State Street. This project will be replacing the mast arms and foundations at the intersection. As part of the design, MDOT has included some of the recommendations from the Center Street VPI project that are easily constructed within the limits of this intersection project. The project is scheduled to be bid in 2026.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A161

July 8, 2025

TITLE: ORDER, DECLARE PROPERTY SITUATED AT 18 SOUTH BREWER DRIVE, BREWER, MAINE, AND MORE SPECIFICALLY DESCRIBED IN PENOSBCOT COUNTY REGISTRY OF DEEDS BOOK 15604, PAGE 226, TO BE SURPLUS AND AUTHORIZE ITS DISPOSAL.

Filed July 2, 2025
By Soubanh Phanthay

WHEREAS, a sewer lien has foreclosed against the property situated at 18 South Brewer Drive, Brewer, Maine, (now Tax Assessor's Map 22, Lot 27 and more specifically described in the Penobscot County Registry of Deeds in Book 15604, Page 226 (herein after referred to as the "Property")); and

WHEREAS, the City of Brewer has acquired title to the Property; and

WHEREAS, City staff has concluded that the Property is not required for public purposes and recommends to the City Council that it be declared surplus and sold or otherwise disposed of as would be in the best interest of the citizens of Brewer.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council, hereby declares the Property situated at 18 South Brewer Drive, Brewer, Maine, to be surplus property for public purposes; and authorizes the City Manager, or his designee, to sell or otherwise dispose of the Property; and

BE IT FURTHER ORDERED, that the City Manager, or his designee, is authorized to take any and all further action he, or his designee, deem necessary and to sign any and all documents that he, or his designee, deem appropriate to effectuate the sale or transfer of said Property; and

BE IT FURTHER ORDERED, that any funds received from the sale of the above-mentioned property be handled in accordance with State law, with proceeds going first to reimburse the City for all eligible costs associated with the property as outlined in Title 36 M.R.S., § 943-C; and

BE IT FURTHER ORDERED, that the City Council hereby authorizes the City to follow the provisions of Title 36 M.R.S., § 943-C with regard to excess proceeds, if any.

Statement of Fact: This order declares the property located at 18 South Brewer Drive surplus and authorizes the City Manager to sell it. Excess proceeds, if any, will be returned to the former owner in accordance with Title 36 M.R.S., § 943-C. The City obtained the property, formerly owned by Triumph Development, LLC., through the automatic foreclosure of a sewer lien.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-A162

July 8, 2025

TITLE: ORDER, AUTHORIZE USE OF RESERVE FUNDS TO DEVELOP POLICE
DEPARTMENT RECRUITMENT VIDEO.

Filed July 2, 2025
By Dani O'Halloran

WHEREAS, the City of Brewer Police Department has multiple position vacancies that need to be filled; and

WHEREAS, recruitment of officers, particularly trained officers, has become increasingly difficult; and

WHEREAS, Bangor-based marketing firm Sutherland Weston has provided the City with the lowest and most satisfactory quote to produce a 2-minute video intended to promote recruitment by highlighting the strengths of the Brewer Police Department, including its leadership, training, team culture, and deep connection to the community; and

WHEREAS, the Police Department wishes to use funding from the Public Safety Recruitment and Retention Reserve to cover the \$4,500 cost of this project.

NOW, THEREFORE, BE IT ORDERED, that the Brewer City Council herewith authorizes the appropriation, transfer and expenditure of \$4,500 from the Public Safety Recruitment and Retention Reserve (0200000-590010-58035) to the Police Administration Miscellaneous Professional Services account (0115801-501070) to support development of a recruitment video.

Statement of Fact: This order authorizes the transfer and expenditure of \$4,500 from the Public Safety Recruitment and Retention Reserve for the development of a recruitment video for the Police Department.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-B029

July 8, 2025

TITLE: RESOLVE, ACCEPT RESIGNATION OF PENELOPE JOY FROM BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF BREWER.

Filed June 25, 2025
By William Kimball

WHEREAS, Penelope Joy has submitted a letter of resignation from the Board of Commissioners of the Housing Authority of the City of Brewer with an effective date of August 1, 2025; and

WHEREAS, Ms. Joy's appointment to the Board is not set to expire until March 31, 2026; and

WHEREAS, the Brewer City Council must declare a vacancy on the Brewer Housing Authority Board before proceeding to fill the seat for the unexpired term of Penelope Joy.

NOW, THEREFORE, BE IT RESOLVED, that, effective August 1, 2025, the Brewer City Council herewith declares that a vacancy will exist on Board of Commissioners of the Housing Authority of the City of Brewer for the unexpired term of Penelope Joy.

Statement of Fact: Ms. Joy submitted a letter of resignation for her seat on the Brewer Housing Authority Board. This resolve accepts Ms. Joy's letter of resignation, and declares a vacancy for the unexpired term of her seat on the Board.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-C006

July 8, 2025

TITLE: ORDER, AMEND CHAPTER 1 OF THE CHARTER, CODES AND ORDINANCES OF THE CITY OF BREWER, ENTITLED “THE CITY COUNCIL”, ARTICLE 3, “RULES OF ORDER”, SECTION 330.8.2, TO REQUIRE A TIME OF PUBLIC COMMENTS AT REGULAR MONTHLY COUNCIL MEETINGS ONLY.

Filed June 17, 2025
By Soubanh Phanthay

BE IT ORDAINED, by the City Council of the City of Brewer, that Chapter 1, of the Charter, Codes and Ordinances of the City of Brewer, entitled “The City Council”, Article 3, “Rules of Order”, Section 330.8.2 shall be amended as follows:

SECTION 330.8.2 (#14)

The Brewer City Council may, by resolve or order, establish and revise reasonable ground rules for orderly, efficient, and effective Council meetings including public comments. These rules may address, but are not limited to, the duration of individual comments, the order in which speakers are recognized, decorum expectations, and the process for submitting requests to speak. A time for public comments shall be listed on all regular monthly Council meeting agendas. Prior to entertaining public comments, the Chairman or Vice-Chairman shall notify the public present at the meeting of the following:

- (1) No action will be taken at that meeting on any public comments;
- (2) A public comment will be referred to the City Staff to respond if appropriate.

Statement of Fact: This amendment will require that regular monthly Council meeting agendas must continue to list a time for public comments, but will relax the requirement for public comments to be listed on agendas for Special Meetings, Emergency Meetings, and Council Workshops.

CITY OF BREWER, MAINE

IN CITY COUNCIL ASSEMBLED

2025-C007

July 8, 2025

TITLE: ORDER, AMEND CHAPTER 31 OF THE CHARTER, CODES AND ORDINANCES OF THE CITY OF BREWER, ENTITLED “ENVIRONMENTAL ORDINANCE”, ARTICLE 12, “SCHEDULE OF SEWER RATES”, SECTION 1200.

Filed July 1, 2025
By Dani O’Halloran

BE IT ORDAINED, by the City Council of the City of Brewer, that Chapter 31, of the Charter, Codes and Ordinances of the City of Brewer, entitled “Environmental Ordinance”, Article 12, “Schedule of Sewer Rates”, Section 1200 shall be amended as follows:

ARTICLE 12. SCHEDULE OF SEWER RATES

SECTION 1200 METER RATES

Rates based on water meter readings for the use of and for the services furnished, or to be furnished by the municipal sewer facility on property having water metered service, not including meters used exclusively for water not draining into sewers:

QUARTERLY

Effective beginning with and retroactive, the period covered by the September, ~~2024~~ 2025 billing, the following rates shall apply:

For the first 1,000 cu. ft. per quarter: ~~\$121.00~~ \$124.60 minimum charge for Residential customers classified in the billing system as User Type 9.

For the first 1200 cu. ft. per quarter: ~~\$145.20~~ \$149.52 minimum charge for all other users not otherwise classified as a Residential customer.

Effective beginning with the period covered by the September, ~~2024~~ 2025 billing, the following rates shall apply:

For all in excess of 1,000 cu. ft. per quarter: ~~\$12.10~~ \$12.46 per 100 cu. ft.

Statement of Fact: The Fiscal Year 2026 budget approved by the Brewer City Council includes an increase of 3% in the sewer rate, or about \$4.81 per quarter for the average residential sewer user. This order amends City Ordinance to reflect this change in rate.

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

2025-A163

July 8, 2025

TITLE: ORDER, CONVENE IN EXECUTIVE SESSION PURSUANT TO TITLE 1,
M.R.S.A. §405(6)(A) TO DISCUSS EMPLOYMENT AND
APPOINTMENT OF PROFESSIONAL SERVICES.

Filed July 2, 2025
By William Kimball

BE IT ORDERED, that the Brewer City Council convene in executive session pursuant to Title 1, Maine Revised Statutes Annotated, §405(6)(A) to discuss employment and appointment of professional services.