



Special Town Council Meeting

Monday, July 29, 2024 at 7:00 pm

Town Hall Council Chambers

Live on CETV/Hybrid Meeting

Hybrid Meeting - Members of the Public May Participate Remotely During Public Comment Opportunities

To view the meeting livestream: <https://cetv.capeelizabeth.org/> and push watch in the upper right hand corner

Live broadcast on CETV, livestream and remote participation are offered as a convenience when the technology is available and operational in the given meeting space. If the technology is not available or in the event there is a disruption in service and the communication can't be restored the expectation is the meeting will continue.

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1. **Convening of the Meeting**
Town Council Chair Timothy S. Reiniger

2. **Roll Call by the Town Clerk**
Timothy S. Reiniger, Chair
Stephanie P. Anderson
Jeremy A. Gabrielson
Susan A. Gillis
Caitlin J. Harriman
Penelope A. Jordan
Timothy L. Thompson

3. **Public Hearing - Proposed School Project Bond Amounts**
Comments shall be limited to **three minutes per person**; however, the time may be extended by majority vote of councilors present.

When recognized by the chair, the speaker shall give their name and address or local affiliation, if the affiliation is pertinent.

A member of the public wishing to speak via remote access must click on the Zoom link or call and use the Raise Hand function. When connecting by phone, dial *9 to Raise Hand and the same to Lower Hand. Please mute the microphone and turn off the video until you are invited to speak. When recognized by the chair, the speaker shall give their name and address or local affiliation, if the affiliation is pertinent. After speaking, to view the remainder of the meeting exit Zoom and return to the CETV Livestream or CETV cable Channel 3.

On [July 8, 2024](#), the Town Council set to public hearing bond amounts for the school project: \$42M and \$89.9M. Additionally set to public hearing was \$4.8M for costs for the 1934 building to prepare for continuous, separate use of the structure.

One public hearing will be held. Speakers may address any or all of the bond amounts. **Please limit comments to 3 minutes per person.**

Anticipated next step. The August 12 Town Council agenda will include an item for the council to provide direction in preparation for bond documents and an election warrant to be voted on at a special meeting on August 19.

A copy of the posted notice of public hearing is as follows:

Town of Cape Elizabeth
Notice of Public Hearing
The Cape Elizabeth School Department and Town Council are considering proposals regarding construction of a new middle school and renovations to the Pond Cove Elementary School, Cape Elizabeth High School, and the 1934 Building.
The Cape Elizabeth Town Council will hold a public hearing on Monday, July 29, 2024 at 7:00 p.m., at the Cape Elizabeth Town Hall, 320 Ocean House Road in said Town, on the following:

New Construction and Renovation Including 1934 Building

An authorization to expend up to \$94,700,000 (plus bond premium and investment earnings) for a critically needed new middle school and for other critically needed building repairs and renovations and safety upgrades to Pond Cove Elementary School, Cape Elizabeth High School and the 1934 Building (so called) on the Cape Elizabeth Middle School Campus, to be funded through issuance of the Town's general obligation bonds.

New Construction and Renovation.

An authorization to expend up to \$89,900,000 (plus bond premium and investment earnings) for a critically needed new middle school and for other critically needed building repairs and renovations and safety upgrades to Pond Cove Elementary School and Cape Elizabeth High School, to be funded through issuance of the Town's general obligation bonds.

Renovation Only

An authorization to expend up to \$42,000,000 (plus bond premium and investment earnings) for critically needed building repairs and renovations and safety upgrades to Pond Cove Elementary School, Cape Elizabeth Middle School, and Cape Elizabeth High School, to be funded through issuance of the Town's general obligation bonds.

Solar Panel Project

An authorization to expend up to \$1,650,000 for a solar array on the roof of the new middle school, to be funded by pledges, gifts, grants and other donations.

At a subsequent Town Council meeting, the Town Council will consider submitting one or more of the foregoing proposals, or some combination or portion of such proposals, to a referendum vote.

Attachments:

- [Draft Town Council Minutes July 8, 2024](#)
- [EC RECOMMENDATION TO TC REGARDING SB SOLAR RESOLUTION](#)
- [Letter from Petruccelli, Martin, & Haddow LLP, Attorneys at Law](#)
- [ROM Estimate 1934 Building 07 18 2024](#)

4. **Adjournment**

Public Participation at Town Council Meetings

After an item has been introduced, any person wishing to address the council shall signify a desire to speak by raising their hand or by approaching the lectern. When recognized by the chair, the speaker shall give their name and address or name and local affiliation, if the affiliation is relevant, prior to making other comments.

A member of the public wishing to speak via remote access must click on the Zoom link or call and follow the procedures stated at the top of the agenda. When recognized by the chair, the speaker shall give their name and address or name and local affiliation, if the affiliation is relevant, prior to making other comments. After speaking, to view the remainder of the meeting exit Zoom and return to the CETV Livestream or CETV cable Channel 3.

All remarks should be addressed to the Town Council. Comments shall be limited to three minutes per person; however, the time may be extended by majority vote of councilors present.

For agenda items that are not formally advertised public hearings, the time for public comments is limited to 15 minutes per agenda item. This time may be extended by a majority of the Town Council.

The chair may decline to recognize any person who has already spoken on the same agenda item and may call on speakers in a manner so as to balance debate. Once the Council has begun its deliberations on an item, no person shall be permitted to address the Council on such item.

Speaking at the meeting on topics not on the agenda at regular Council meetings

Persons wishing to address the Council on an issue or concern local in nature not appearing on the agenda may do so at a regular Town Council meeting before the town manager's report and/or after the disposition of all items appearing on the agenda.

Any person wishing to address the Council shall signify a desire to speak by raising their hand or by approaching the lectern. When recognized by the chair, the speaker shall give their name and address or name and local affiliation, if the affiliation is relevant, prior to making other comments.

A member of the public wishing to speak via remote access must click on the Zoom link or call and follow the procedures stated at the top of the agenda. When recognized by the chair, the speaker shall give their name and address or name and local affiliation, if the affiliation is relevant, prior to making other comments. After speaking, to view the remainder of the meeting exit Zoom and return to the CETV Livestream or CETV cable Channel 3.

Comments in each comment period shall be limited to three minutes per person and 15 minutes total; however, the time may be extended by majority vote of councilors present.

Decorum

Persons present at Council meetings shall not applaud or otherwise express approval or disapproval of any statements made or actions taken at such meeting. Persons at Council meetings may only address the Town Council after being recognized by the chair.