

**Town Council Meeting
DRAFT Minutes
December 13, 2010**

Roll Call

Councilors Chase, Breen, Pierce, Payne, Varney and Rodden were present and answering roll call.

Councilor Armitage arrived late.

Pledge of Allegiance

Chair Payne led those present in reciting the Pledge of Allegiance.

Item 1 Order to amend Section 1 of the Council Rules in order to add the Pledge of Allegiance to the regular meeting agenda.

Councilor Armitage arrived to the meeting.

Councilor Breen moved to approve the order; Councilor Pierce seconded. Motion carried 7-0.

Item 2 Order to go into Executive Session pursuant to the Laws of Maine to discuss the possible acquisition of easements, pursuant 1 M.R.S.A. § 405 (6) (C).

Item 3 Order to go into Executive Session pursuant to the Laws of Maine to discuss the possible acquisition of land, pursuant 1 M.R.S.A. § 405 (6) (C).

Councilor Breen moved to enter Executive Session; Councilor Pierce seconded. Motion carried 7-0.

Councilor Rodden recused herself from the first item.

Item 4 (a) Order to approve the minutes of the November 8, 2010, Town Council (Consent Agenda) Special Meeting and Workshop.

Item 4 (b) Order to approve the minutes of the November 22, 2010, Town Council (Consent Agenda) Meeting.

Councilor Breen moved to adopt the consent agenda; Councilor Pierce seconded. Motion carried 7-0.

Item 5 Report from Council Committees and liaisons regarding updates on assignments.

Councilor Chase said the Shellfish Committee hasn't met recently, but people are asking about an inspector for the clam flats. He thought someone needs to look into that.

Town Manager Nathan Poore said the last he heard the State was hiring three people, but he didn't know where Falmouth is on that schedule.

Councilor Chase said the Harbor Committee met and will meet again on Jan 3 at 8 am.

Councilor Pierce said Finance Committee met and did an overview on the Capital Improvement Plan, which will come before the Council on Jan 24. There will be a joint committee meeting with the School Board's Finance Committee in late January/early February. She wondered if the Council was interested in a joint meeting with the School Board, or if they were satisfied with the finance committees meeting jointly.

Chair Payne asked if there was any discussion about how difficult this budget year is going to be.

Councilor Pierce said that will be the topic at the joint meeting. The School Board has a number of open meetings and she encouraged people to attend.

Chair Payne was interested in a joint meeting. Councilor Pierce said they will set that up.

Councilor Pierce reported that the Open Space Committee, in conjunction with PACPAC and the Falmouth Trails committee will be issuing a map of all the trail systems in Falmouth. it will be available in January.

Councilor Rodden thanked everyone who donated toys to the Metro toy drive. CDC is working on the conservation zoning amendments proposed by Councilor Chase. They have sent those amendments to LPAC and the Conservation Commission for feedback. They expect to have a report for the Council on Jan 24. The discussion on building footprints for Route 1 has been postponed to Jan 10, in light of the very full agenda tonight. She handed out worksheets to the Councilors for them to provide feedback to LPAC+ on what issues to focus on in the work on the comprehensive plan.

Sandra Lipsey of LPAC said they have selected Market Decisions as their survey vendor, and they are hoping to distribute the survey by the end of January. They would like to hear from the Councilors as soon as possible, so they can work on the survey questions in December.

Councilor Breen reported to the public that, since her husband's law firm works for Wal-Mart, she is going to recuse herself from any discussions regarding Wal-Mart.

Item 6 Report from the Appointments Committee and order relative to filling various vacancies on Boards and Committees.

Councilor Pierce moved to adopt the slate of appointments/reappointments as recommended by the Appointments Committee. Councilor Breen seconded. Motion carried 7-0.

Appointment to a 3 Year Term: January 1, 2011 – December 31, 2013

- **Harbor Committee:** Richard Craven
- **Planning Board:** Heddy Snyder

Reappointment to a 3 Year Term: January 1, 2011 – December 31, 2014

- **Board of Assessment Review & Sewer Appeals:** Lois Lengyel, Michael O'Connor
- **Board of Zoning Appeals:** Dennis Keeler, Fred Jay Meyer
- **Conservation Commission:** Mel Dickenson
- **Harbor Committee:** Manny Kourinos
- **Human Service Committee:** Diane Moore
- **Long Range Planning Advisory Committee:** Norman French, Rebecca Casey
- **Open Space Sub-Committee:** Sarah Boudreau, David Gagnon, Susan Gilpin
- **Parks & Community Programs Advisory Committee:** Judith Currier, Karen Jones
- **Planning Board:** William Lunt
- **Shellfish Conservation Committee:** Richie Garrett, Wing Goodale
- **Voter Registration Appeals Board:** John Brautigam

Councilor Armitage reported that there are still a few vacancies and encouraged people to apply.

Item 7 Introduction of an amendment to the Coastal Waters Ordinance that would reduce shore front property lot width requirements for riparian rights designation; allow riparian rights to lots with waterfront access rights; and allow 20 additional moorings at Handy Boat.

Chair Payne explained that riparian rights mean that a property owner has water access/mooring rights by virtue of the fact that the property they own is adjacent to the water.

A public hearing will be held on January 10, 2011. Councilor Rodden requested a presentation by the Harbormaster prior to the public hearing, so that everyone understands the issue.

Item 8 Introduction of Zoning Amendments to permit Property Identification Signs and various associated housekeeping measures.

Councilor Rodden explained that Steve Woods, who is developing a property on Route 1, wanted to place two property identifying signs at the entrance to the property. CDC looked at the issue comprehensively. Currently the Town only allows these types of signs on one side of the entrance; this amendment would allow them on both sides. The signs will have to be made of natural materials, be aesthetically pleasing, and large enough to be visible from Route 1 but not too large.

Chair Payne asked about the distance between signs.

Amanda Stearns, Community Development Director, said the current 100 foot mandatory separation between advertising signs will remain. This amendment creates a new type of sign, called a property identification sign, which will allow limited verbiage. These signs will be allowed to be placed right at the street; advertising or directory signs will have to be 60 feet back from the road.

Councilor Rodden pointed out that a number of housing developments are using these types of signs as well and those would also be allowed under this amendment.

Amanda Stearns said the MRA hearing will be held at the Planning Board meeting in February. She explained the statutory requirements on noticing the MRA hearings, which is why it cannot be held until February.

The Council was supportive of posting the required notices in the Press Herald instead of following the normal procedure of posting in the Forecaster, so that the MRA hearing could be held at the January Planning Board meeting.

A public hearing will be held on January 10, 2011.

Public Forum

Mike Doyle, of Shady Lane, spoke about reports written by Nathan Poore and Dan O'Shea and submitted to the Council. He submitted a 20 page response and read sections of it.

Diane Wilkins of Lakeside Drive, spoke about concerns regarding CMP's installation of smart meters in Falmouth and she handed out information to the Council. She was concerned about long-term exposure to the RF radiation emitted by the smart meters and she spoke about research on the issue.

Steve Woods, owner of a business at 380 US Route 1, spoke about the sign ordinance, and he thanked the Council for discussing it. He said he had nothing but positive things to say about his interactions with the Town.

Jonathan Berry, resident and member of the Town's Zoning Board, spoke as a member of the Falmouth Economic Development Commission (FEDC) in opposition to the proposed zoning amendment to limit building footprints in the SB-1 district. The FEDC has no position on Wal-Mart's proposed project. They believe that this type of ordinance cripples the Town's obligation as stewards of the Town's integrity and economic viability. While the intent of the ordinance may be respectable, it takes away their ability to review each project on its merits.

John Anderson of Lunt Road spoke about growing up in the area affected by this ordinance. Wal-Mart has been a good neighbor and steward. He felt they should welcome the businesses with open arms.

Lee Larson, a Falmouth resident and business owner, said he was in support of an expansion of Wal-Mart. He has 90 employees in his office and his employees use the services in the community a great deal. Wal-Mart has been a good partner in the town.

Bill Gardner of Town Landing Road spoke about the School budget, which represents 70% of the tax bill. He read statements from the Superintendent, which are posted on the school's website. He recently asked about the student/teacher ratio in the Falmouth School Department but didn't get an answer. He encouraged the Council to ask good questions of the School Board when the budget is presented. He also suggested they hire an educational budget analyst.

Item 9 Order to authorize the Town Manager to commence the sale process for the Pleasant Hill Fire Station property for private re-use using the single-date Call For Offers process.

Nathan Poore said staff met with three commercial brokers and decided on the Boulos Company.

Councilor Rodden asked about posting the listing on the cover of the Sunday Telegram's Real Estate section, as it is a unique property. She also wondered where they stood with Mr. Reiche.

Mr. Poore said, in the 1980's, Mr. Reiche gifted excess acreage to the Town to be added to the Pleasant Hill property. That acreage came with restrictions, if it was to no longer be in Town ownership. Mr. Poore has spoken with Mr. Reiche and he has agreed to release that interest provided he has some say in how the new property owner uses the lot. The call to offer process will include not only prices, but also how the potential buyers plan to use the property. When they bring this back to the Council, the Council will discuss whether they want to impose any restrictions or parameters on the property.

Councilor Breen moved to adopt the order; Councilor Rodden seconded. Motion carried 7-0.

Item 10 Resolution to consider a draft resolution regarding the space needs of a Community Recreation Center.

The consensus of the Council was to leave this issue on the table, and move on the larger discussion.

- Item 11 The Council will discuss the Community Facilities project and:**
- **receive an update from staff regarding possible lease interest by Child Development Services (CDS) in the Lunt or Plummer school building,**
 - **discuss the draft Request for Qualifications for public-private development of the Plummer-Motz and Lunt property,**
 - **receive an update from staff on the disposition of modular and portable classrooms at the Plummer-Motz and Lunt site,**
 - **review site/facility studies and location options for the Falmouth Memorial Library and determine if additional facility analysis is required,**
 - **review site/facility studies and location options for a Community Recreation Center and determine if additional facility analysis is required, and**
 - **determine its next steps in the Community Facilities Process.**

Mr. Poore explained that CDS, a state agency, serves children from birth to about age 5 and has expressed interest in consolidating their facilities in Falmouth. They would prefer Lunt, but would be amenable to Plummer. They are talking about either a 5 or 10 year lease. He said if they leased 18,000 sq feet that would be \$180,000/year. They would be using the building in its current layout, classrooms and offices, so there would not be a need for remodeling such as has been discussed with other proposed uses.

Councilors Pierce, Payne, and Rodden expressed support for this proposal. There was no opposition from any Councilor.

Mr. Poore said he, Councilor Armitage and Theo Holtwijk, Long-range Planning Director, met with three local developers that the Town has had dealings with in the past 15 years. These were

very informative meetings. They were looking for input and guidance from the developers on the draft RFQ. The common theme was that the developers liked what the Town was doing, that the Town was going through a good process, but the developers didn't think the Town was ready. They thought there should be more of a consensus on the Council, and perhaps even a referendum, before they as developers would be willing to get on board. Mr. Poore said after this feedback they decided that they weren't quite ready for an RFQ process, but the process they went through in drafting the RFQ positions them well for when they are ready.

Councilor Armitage added that the discussions showed that the private sector is interested in working with the Town, and in working out a joint private/civic use.

Councilor Rodden asked what developers they met with.

Mr. Poore said they met with Richard Berman, who did West Falmouth Crossing and worked with them on Workforce Housing, Nathan and David Bateman, who did the Tidewater project, and John Wasileski of Oceanview.

Mr. Poore discussed the disposal of the portable classrooms. These will have to be formally turned over to the Town by the School before they can do anything with them. Mr. Holtwijk contacted someone at Schiavi, who indicated that there could be some significant value in a couple of the units, somewhere around \$100,000 – 150,000 depending on several factors. They were willing to give advice and guidance when the Town is ready to do something with those.

Chair Payne asked if the School Department is going to need any portables at the Middle School or High School. There is overcrowding at the High School.

Mr. Poore said they could ask them.

Councilor Pierce said that, with the move of the 5th grade down to the elementary school, the middle school will not need the portables. They can ask the School Board about the High School. She pointed out that the portables at the elementary school are built with that age group in mind.

Chair Payne moved on to the discussion about the library.

Julie Rabinowitz, vice-president of the Library Board of Trustees expressed her thanks to the Council for their consensus vote on the space needs of the Library. The Library has been actively addressing their space needs since 2003. They have engaged Jim Thibodeau, Falmouth resident and engineer, to issue an opinion on the structural integrity and existing systems needs of the library. She stressed that the costs and schematics that are provided in these reports are for discussion purposes only, and are not final plans/costs.

Jim Thibodeau, of Associated Design Partners, evaluated the current library, the Lunt school and the Plummer school according to NABIE (National Academy of Building Inspection Engineers) standards and issued a report on all three. The original section of the library is an old house that was renovated and added on to. The original section has an old basement that is wet. The old roof is substandard and doesn't meet snow load requirements. He investigated how much they could expand the current building. He reviewed the Barba and Wheelock studies. He had a theory about expanding the library by 4,000 sq feet by expanding and adding a second floor to the original house section, but that would require adding staircases and an elevator, which would reduce actual usable space considerably. Furthermore, an elevator is expensive. There is also a

parking problem in that there is no more space available on the lot to increase parking, and he thought the homeowners whose property abuts the library property are not interested in selling. He did the same detailed inspection of the Plummer and Lunt sites including site, site constraints, building, mechanical and electrical systems. For each of these, he came up with a cost estimate for fixing the building, before renovating it, in order to put the library in there. After the Lushington report was issued, he teamed up with Mike Hays and Kevin Brown, both architects who live in Falmouth.

Kevin Brown, of Kevin Brown architecture, said that he and Mr. Hays worked together as a team on the various schemes. The only way to expand on the existing site and meet the numbers in the Lushington report would be to buy either one or both abutting parcels. His scheme was to do two additions in line with the existing building in order to minimize disruption of the library operations during construction. He presented his proposed schematic plan, and discussed each section.

Mike Hays, of Grant Hays Associates, looked at the Plummer and Lunt schools to see how they could incorporate the square footage suggested by the Lushington report into those buildings. He presented a schematic layout for the Plummer building. The footprint of the Plummer building does not allow for all staff functions to be on the same level, which is very inefficient.

Mr. Thibodeau observed that there is a lot of un-assignable space in the Plummer schematic due to staircases and the elevator, even though it is big enough. There are a number of egress deficiencies, old windows, and inefficiencies in the mechanical, electrical and ventilation systems. It would be cost prohibitive to renovate this into a library. A brick building of this age is made of unreinforced brick; the floor load for a library is three times higher than that of a school, and if there were an earthquake the building would fall down. Code would require significant structural upgrades to Plummer, including building a steel frame for the building.

Mr. Hays presented the schematic for the Lunt school building. Lunt is primarily a single-level building. The section that is two level is served by a long ramp, which eliminates the need for an elevator. The Lushington report stated that, for a library under 20,000 sq feet, a single level, H-shaped library is the preferred design. Due to the age of the building, there are similar structural issues with the two story section of the Lunt building as there are at Plummer. He said they could either take the existing building down and put up a new one that looked the same, or they could make it look like whatever they wanted to. In either event, it would be a one story building. He discussed the schematic in detail. Lunt was much more conducive to getting a library scheme that worked.

Mr. Thibodeau stressed that the two story section is unreinforced brick; if they were to decide to keep it, they would have to invest in significant structural modifications. The roof and floor structures are structurally inadequate. Doing those modifications exceeded the cost of tearing down that section and rebuilding it.

Councilor Breen pointed out that the newer sections of Lunt, built in the 1990's, are structural sound.

Mr. Thibodeau said that was correct; those areas are slab on grade and the roof structure is designed to be above what current code requires. They would make a few minor modifications in those areas to open it up, but other than that, that section is good to go.

Mr. Brown presented the fourth scheme, which contemplated building a completely new library building. This design incorporated the single-level, H-design suggested by the Lushington report. A new building provides the opportunity to make a more energy-efficient building. This also provides the flexibility to create a more efficient space.

Ms. Rabinowitz said the trustees were not universally in support of all aspects of the Facilities Committee's report. They can go no further without the Town Council making some decisions about use of the Town properties. They are made up of a diverse group of people, but they have all agreed as a board that a solution to the library's space needs must come in a fiscally prudent manner. Their goal is to find a solution that does not increase the tax burden. As a group they have narrowed down the field from about 12 options to the 4 presented tonight. The Council has asked them to narrow these 4 down to 2. The goal of the Trustees is to find a permanent location that offers the potential to expand in the future if needed, or that allows the Town and the Library to change the use of the building if needs change down the road. While the Trustees value the current Library, they recognize the limitations of its current location. The Trustees have examined numerous expansion options, and have come to the agreement that it is not in the best long-term interest of the Library and the Town to expand the library building at its current location. This has been a difficult and painful decision, but moving to a new location will be a better investment of the Town's limited resources. She reviewed the limitations of the current site and the suggestion of re-routing Depot Road, which was opposed by the neighbors and the American Legion. The Trustees' president has spoken to the abutting property owners about purchasing their properties: one was interested in discussing the idea; the other was not interested at all. If they were to purchase these properties they would have to pay the assessed value for a home that they would then tear down to build a parking lot. The Library's Director has spoken with the American Legion, but as of two weeks ago was told the American Legion's members cannot come to consensus on what they want to do with their facility. Finally, once developed the Library would have no room expand in the future without addressing these issues once again. The Trustees think it would be a good idea for the Library to be on a campus with Community Programs, depending on where Community Programs is located. The Trustees want a permanent place to be. Moving to Lunt seems to be the most fiscally-responsible option from both a renovation and operating cost standpoint. However, if the Council feels that the revenue generated from the lease or sale of Lunt would be better in the long-term for the Town, the Trustees feel that a new building built on a campus with or near Community Programs would be the next viable option. Plummer is a poor choice for a library, but if the Town wants to preserve Plummer they would continue investigating the possibility. The Trustees have committed to raising \$750,000 and the sale of the current building could bring in \$1 million toward a new library.

Chair Payne opened public comment.

David Embry of 311 Foreside Road said he was representing 5 Falmouth residents, all of whom are architects: Carol Wilson, Mark Burns, Gunnar Hubbard, Phil Kaplan and himself. They support the library moving to the Lunt site. They have all worked on projects in adaptive re-use of buildings, which is not only green but smart and economical for the Town. The physical structure of Lunt is in good shape, and there are no major problems with the building. They like the building's solar orientation, and see real potential for sustainable energy systems and strong daylighting schemes.

Lee Larson lives around the corner from the schools. As a layman, there are not a ton of choices for the library. He would like to see the library move to the Lunt property. The ability to create a town center is a unique opportunity, and a library would create a good base for that. Route 1 is a business corridor, and not a town center. The school site is a great opportunity and he thought it was a wise investment. He referenced the historic train building in Portland that was torn down; they only have one shot at preserving this site.

Public comment period closed.

Councilor Rodden asked if the cost estimates they were given address LEED certification.

Mr. Thibodeau said there were two sets of estimates given – an upper range and a lower range. The upper range includes some basic LEED certifications. They did consider it. If they select a level closer to the lower range, they will realize less LEED certification.

Councilor Rodden asked if he could provide the Council with detail regarding LEED upgrades.

Mr. Thibodeau said he could provide that.

Councilor Pierce asked if they factored in fixing the wet basement/mold issues.

Mr. Thibodeau said that is included in the renovation numbers for the existing site.

Councilor Armitage asked about the numbers comparing tearing down and rebuilding the two-story section of Lunt versus doing the structural upgrades. He wanted to compare the structural upgrades of Lunt and Plummer.

Ms. Rabinowitz clarified that the new construction number for Lunt included an expansion at the back of the building. It is not all for rebuilding that two-story section.

Mr. Thibodeau said it isn't that simple. There would still be these ramps that are chewing up square footage, and he would still have to add an elevator. After doing the structural upgrades, he would then have to spend more money to do internal renovations. They felt having everything all on one level would work better. There is an issue under the ramps with a dirt floor, moisture and sump pumps. He felt it was worth taking it down.

Councilor Varney asked if was possible to put the new construction scheme at the current site, if they bought the property next door.

Mr. Thibodeau said no, there was not enough room. They didn't go through that exercise, but he didn't think it was a viable, economical option.

Mr. Hays said it wasn't deep enough.

Chantal Walker, President of the Trustees, said she spoke with the property owner of that lot. It is not for sale.

Councilor Chase asked about square foot figures.

Mr. Thibodeau pointed them out and explained that in all the options the final square footage added up to 17,570 square feet. They spent a lot of time on figuring the cost per square foot for each option.

Councilor Breen asked about a demolition figure for the Motz wing. If she was going to support the new construction option, it would be located there.

Mr. Thibodeau said they consulted with a demolition expert, who estimated that they could demolish the Motz wing for \$3-5/sq foot if they don't want to be green about it. It could be up to \$15/sq foot if they want to be really green about it. He settled for an estimate of \$7/sq foot.

Mr. Holtwijk said the Motz wing, minus the Mason gymnasium, is about 10,500 square feet. That would come to about \$75,000.

Chair Payne observed that the new construction figure is the lowest cost.

Mr. Thibodeau said it is, per square foot. They tried to keep things in a range that is achievable and palatable.

Councilor Rodden asked what the Portland Public Library renovation cost was per square foot.

Mr. Thibodeau didn't know.

Councilor Pierce asked about site work costs for the new construction.

Mr. Thibodeau said it is in the bottom line. He figured it per parking space, but it includes lighting, curbing, landscaping, drainage, etc.

Councilor Pierce wondered about ledge removal and blasting and whether that is included.

Mr. Thibodeau said no, because at this level they don't know where they are going, but the figures provided don't reflect a perfectly level site either. To get a better number, they would need to do a concept plan of the site.

Councilor Varney asked if there is space on the Motz site to build that new building.

Mr. Thibodeau said it wouldn't fit within the existing footprint, but there is space on the site.

Councilor Varney asked what they would do with the little brook.

Mr. Thibodeau said they would consider the natural features of the site during site planning; they haven't done that at this level. He considered Lunt and Plummer but not tearing down Motz. It could be a problem.

Councilor Varney agreed with Councilor Breen that, of all the buildings on the site, Motz is the least desirable.

Councilor Chase said the whole 20 acre site is ledge.

Councilor Pierce thanked Mr. Thibodeau for his time and efforts.

Councilor Breen asked the Library to confirm their position that they are not interested in staying at the current site, or in moving to Plummer. They are interested in moving to Lunt, or in new construction, and they would like to be on a campus with a community center at the school site. The cost of a new building is around \$5 million, and the cost to renovate Lunt is around \$3.5 million.

Ms. Rabinowitz and Ms. Walker confirmed those statements.

Councilor Rodden asked if they would prefer Lunt as opposed to building a new library.

Ms. Rabinowitz said that Lunt is more fiscally prudent. It remains for the Council to decide whether it is more fiscally responsible to sell or lease Lunt and place the Library somewhere else. Lunt is their first preference.

Councilor Armitage recommended that staff flesh out in greater detail the Library going to Lunt, Community Programs going to Motz, CDS going to Plummer and what to do with the back property. He didn't think new construction made sense, based on these numbers.

Chair Payne asked if any use of Plummer would require a lot of structural work.

Mr. Thibodeau said no; only for the Library. The existing floor load capacity is reasonable for office use. There is a defect in the roof structure that should be resolved.

Mr. Poore said that the land out back, combined with the sale of Lunt, has a lot of options. The new construction in some of these scenarios is not far off from using Lunt, once you factor in the sale of the Lunt building. The new construction option did not consider demolishing the Motz wing, but rather building in another location.

Councilor Pierce was in support of Councilor Armitage's suggestion.

Councilor Breen felt that there would no longer be any green space for a Town Green if they had Lunt, Plummer, Motz and a new building on that site. It would be all buildings and parking.

Councilor Chase wanted to explore leasing Plummer, moving Community Programs to Motz, building a new library attached to Motz, and selling Lunt and the back property. He felt they needed a compromise.

Councilor Armitage thought his suggestion included selling some of the property. Who owns it isn't as critical to him as how it is used.

Mr. Poore said they haven't looked at the new construction idea much beyond tonight. They would probably have to start from the beginning on the site layout to look at that, but staff could do that.

Sean Joyce, of the Library Board, said that was why they supported those two options. They would be happy to work with the Council on these scenarios. There are a lot of options.

Councilor Pierce always thought they would be selling some land.

Mr. Thibodeau showed the Council a plan of the current school site.

Chair Payne asked about the trail system.

Mr. Poore said that was the whole site. It would have to be mitigated.

Chair Payne believed that they should expand at the current site, but was willing to concede the point. He thought the sale of land was in everyone's scenario.

Mr. Poore said the \$2 million figure included the sale of 10 acres out back, not the sale of Lunt.

Chair Payne thought new construction was potentially the best option for the library, if they could sell enough, and the library could raise enough, to fund it.

Councilor Armitage said that could be option 2, but looking at the number presented, it would be more expensive.

Mr. Joyce stressed that this was a cost estimate, and not a bid. It is a very competitive bid environment. They want the Council's guidance so that they can go to the next step. He thought they could get these numbers down.

Councilor Breen asked Councilor Armitage if his first goal would be to keep the whole property in civic use, if it had no tax impact.

Councilor Armitage said the goal he would be striving for would be to have the library and Community Programs on that site with no tax impact. That could include private sector development on other parts of the site in order to maintain zero tax impact. Who owns the property isn't as critical as the use; he would like to see the property in civic use. There are benefits to the Town not being the property owner.

Councilor Chase pointed out that the Town is about to take on the expense of the new school, along with a bad economy.

Chair Payne agreed; they don't know what their overall budget will look like with the schools and the cliff. They have to place this issue in context with that.

Councilor Varney would rather see them build a new library than renovate Lunt. She would rather sell Lunt.

Chair Payne summarized that the Council is asking staff to work on the scenario laid out by Councilor Armitage along with a scenario of selling Lunt and the back property and building a new library.

Mr. Poore said that staff will bring an update to the January 10 Council meeting.

Item 12 Order to adopt a new ordinance referred to as PACE.

Councilor Breen moved to adopt the ordinance; Councilor Armitage seconded. Motion carried 6-0 (Chase absent).

Item 13 Order for amendments to the Code of Ordinances, Chapter 2, Article III in order to establish an Energy Committee, and to remove the Cable TV Committee.

Councilor Chase returned to the meeting.

Councilor Armitage moved to adopt the ordinance. Councilor Breen seconded.

Councilor Breen clarified that the name of the new committee is the "Recycling and Energy Advisory Committee". It is referenced properly in the ordinance.

Councilor Rodden moved to amend the ordinance section 2-153.2 as follows: proposed language reads: *Prioritize and implement the ad hoc Falmouth Green Ribbon Committee's 2010 recommendations that the Council wants to pursue*; amended language would read: *Prioritize and work with the Council on the ad hoc Falmouth Green Ribbon Committee's 2010 recommendations that the Council wants to pursue*. Councilor Varney seconded.

Councilor Rodden said this committee isn't actually going to implement anything but make recommendations to the Council.

Councilor Armitage suggested that it read simply "*prioritize*".

Councilor Rodden amended the amendment, withdrawing the language "*and work with the Council on*". Councilor Varney seconded.

Motion carried 5-2 (Payne, Chase opposed).

Chair Payne wasn't in favor of adding another committee. He felt the staff could work on the recommendations.

Councilor Chase agreed. Committees take up staff time.

Councilor Breen felt there was a lot of information out there on energy and green issues, and it would take another whole staff member to weed through it all. The people who served on the Green Ribbon committee are now experts and they should use them.

Councilor Armitage moved the question.

Motion carried 5-2 (Payne, Chase opposed).

Item 14 **Order adopt an amendment to Chapter 6, Article 6, Section 6.68, Appendices A-C of the Falmouth Town Ordinance that will change maximum levels of income and expenses for the General Assistance program.**

Councilor Breen moved to adopt the order; Councilor Pierce seconded. Motion carried 7-0.

Adjourn

Councilor Breen moved to adjourn; Councilor Armitage seconded. Motion carried 7-0.

Meeting adjourned.

Respectfully submitted,

Melissa Tryon
Recording Secretary