

Draft: March 23, 2011

**Order authorizing the renovation of the Plummer-Motz/Lunt School complex into a community center, relocated Falmouth Memorial Library, and leasable space at a cost not to exceed five million six hundred fifty thousand dollars (\$5,650,000) using up to \$1,500,000 from the Town's undesignated fund balance and other available sources but not including new property tax revenues**

BE IT HEREBY ORDERED that pursuant to the Charter of the Town of Falmouth and all other authority thereto enabling, and subject to approval of the voters of the Town of Falmouth at a referendum election to be held pursuant to Section 903 of the Town Charter, the Town Council hereby authorizes the design, construction, and equipping of renovations to the facilities at the Plummer-Motz/Lunt School Complex located on the school lot on Lunt Road in Falmouth to convert them into a Community Recreation Center and Potential Leasable Space to be owned by the Town of Falmouth, and the Falmouth Memorial Library to be located in the renovated Lunt School building and owned jointly by the Town of Falmouth and the Trustees of the Falmouth Memorial Library, at a cost estimated at and not to exceed Five Million, Six Hundred Fifty Thousand Dollars (\$5,650,000), which amount is hereby appropriated for those purposes and all other costs related and ancillary thereto (the "Project"), including an amount not to exceed One Million Five Hundred Thousand Dollars (\$1,500,000) from the Town's available undesignated fund balance, with a goal of funding the total costs of the Project from a combination of sources received by the Town not later than December 31, 2015, which sources may include:

- a. Anticipated proceeds from the sale of a portion of the land at the Plummer-Motz/Lunt School Complex;
- b. Anticipated proceeds from the sale of the existing Falmouth Memorial Library;
- c. Anticipated proceeds from the sale of the Pleasant Hill Fire Station;
- d. Anticipated gifts and pledges raised by the Trustees of Falmouth Memorial Library;
- e. Up to \$1,500,000 from the Town's available undesignated fund balances as referenced above;
- f. Grants, gifts and other unencumbered revenues not including new property tax revenues; and
- g. Any investment earnings thereon;

provided that the Town of Falmouth may incur feasibility, planning, design, legal and other preliminary costs of the Project from the foregoing sources, but shall not enter into a construction contract for the Project unless and until the Falmouth Town Council has approved a financial plan for the Project and determined that in its judgment the construction and other costs of the Project can be fully funded from the foregoing sources without using any new property tax revenues to pay for the capital costs of the Project.