

**Town Council Special Meeting
October 14, 2015
Minutes**

The meeting was called to order at 5:30 pm.

Roll Call

All Councilors were present and answering roll call.

Item 1 Order to go into Executive Session pursuant to the Laws of Maine to discuss and consider the release of real estate rights, pursuant to 1 M.R.S.A. § 405 (6) (C).

Councilor Anderson moved the order, Councilor King seconded. Motion carried 7-0.

The Council returned from executive session at 6:12 pm.

Item 2 Discussion about a proposed framework for a formal Conflict of Interest Policy.

Councilor Anderson said this item is on this year's Council work plan. He discussed some of the changes that he made to the proposal based on the discussion the Council had on May 11. The framework has three components: the first is from state statute and discusses direct financial benefit to self and family, the second discusses direct financial benefit to a councilor's employer; the third discusses direct financial benefit to any organization where the councilor sits on the board:

1. When a matter before the Council could have direct financial benefit or detriment to any Councilor or his/her family members;
2. When a matter before the Council could have a direct financial benefit or detriment to the Councilor's employer or his/her family's employer(s); or
3. When a matter before the Council could have direct financial benefit or detriment to any outside organization for whom the Councilor holds an official leadership position.

This policy goes beyond what the state law envisions; several other towns have done so.

Councilor McBrady supported the proposal.

Chair Goldberg said a councilor can recuse him or herself at any time. He asked if this has been a recurring problem.

Councilor Anderson said he spoke with 4 prior councilors, each of whom cited a separate incident during their tenures where this policy would have been useful.

Chair Goldberg asked if the Council can force another councilor to recuse him- or herself.

Councilor Anderson said no, not the way this currently reads. They could make that a provision of this. That option was in the May 11 discussion but he thought that if there was a policy each councilor should be responsible as to whether they follow it.

Councilor King felt it was good to have a statement, to have rules for the councilors to refer to. The policy refers almost solely to financial benefit to the councilor; she wondered how the third statement was a conflict. She didn't feel that financial benefit for an organization for which a counselor held a leadership position would prevent that counselor from operating in the public interest

Councilor Farber said there is guidance for the Council already in state law. In a case where there is a failure of a councilor to recuse, it could be taken to court and the vote could be challenged or vacated. She thought

the next step would be a conversation with the Town Attorney. The state law is one thing, but there is also case law. She wasn't sure the issues raised by the former councilors would have been addressed by this policy. Her understanding was that, unless it was a contract zone for a piece of property owned by the councilor, under case law land use decisions wouldn't be grounds for recusal.

Councilor Kitchel remembered in the last few years a councilor remained on the council and voted on an item in which there was a clear conflict. He thought this was probably rare. If there is no recourse to remove a councilor in the instance of a clear conflict, he wondered why they would have a policy at all. He thought they should have an opportunity to make a determination on whether a councilor who refuses to recuse should be recused by a vote of the Council.

Councilor Hemphill said there is a governing conflict of interest policy in state law, and MMA has clear recommendations for conduct in office. Not every community sees a need for a specific policy; for those that do the policies vary quite a bit. The Councilors are very active in the community and these questions are going to come up. The current system seems to be working. He would like to consult with the Town Attorney on this issue.

Councilor King thought it would be good to have a way to discuss among the Council whether a councilor's participation in an organization is in fact a conflict. It could be a beneficial conversation and then, if the councilor didn't feel there was a conflict but others did, they could hold a vote. She thought that would grant a level of transparency.

Councilor Anderson said this would not change their ability to participate in other organizations. This would give them rules that limit their ability to vote on items that directly benefit their organization.

Councilor King didn't think that would be a conflict, since the councilor didn't get any financial gain directly. It might be a good conversation to have at the time.

Councilor Farber thought a councilor could have a one-on-one conversation, outside of the meeting, about whether there is a conflict or not. She was concerned about protecting the democratic process, and whether this might become a manipulative tool, with a councilor arguing that there is a conflict in order to remove another councilor from a vote. She worried about stepping away from the honor system; they are accountable to the public and to themselves. She thought relying on that might be the right way to go.

Chair Goldberg said that the policy uses the word "family" and he felt that needed some definition and further clarity.

Councilor Anderson suggested they engage the Town Attorney and the public in this and then decide whether they want to pursue it further.

Councilor Kitchel thought having a policy within the rules makes some sense; it provides awareness. He supported having a policy.

Councilor King wondered whether they should have firmer ideas before they bring in the Town Attorney. Councilor Anderson agreed and suggested that he, Councilor King and Councilor Farber meet to draft their questions for the attorney.

Item 3 Discussion with Senator Cathy Breen and Representatives Mark Dion and Teresa Pierce regarding various state and local matters including but not limited to proposed State legislation and local budget impacts.

Senator Breen, Representative Pierce and Representative Dion presented a Legislative Sentiment to Town Manager Nathan Poore, in recognition of his receipt of the 2015 Linc Stackpole Manager of the Year Award from the Maine Town, City and County Management Association.

Senator Breen discussed some of the bigger actions taken by the Senate this year, including lowering the income tax, doubling the homestead exemption, and retaining the current level of municipal revenue sharing. The Senate avoided imposing property taxes on non-profits. The sales tax was tweaked to try and get more tax revenue from visitors. They also made changes to the Opportunity Maine program, which is an income tax offset to Maine graduates with student debt. This offset is now available to any Maine resident with student debt no matter where they went to school. Originally it was only available to graduates of Maine schools.

Representative Pierce spoke about her work on the Education and Cultural Affairs Committee and the budget changes. This year, they increased investment in: K-12 education by \$80 million; The University of Maine and the Maine Community College system by \$28 million; the Maine State Grant program by \$10 million, which raised grants for kids that go to college in-state from \$1,000 to \$1,500, and they tried to make the charter school funding model more predictable. She worked on a bill to support summer learning which was carried over to this session. They also tried to move some of the costs of state mandates back to the state level, including retirement.

Representative Dion chaired the Energy and Utilities Committee last session, working on new policy on generating electricity. He is traveling to Labrador in Canada to discuss hydroelectric power. The cost of energy is significant to our well being as citizens. Last session he worked on requiring background checks for the purchase of firearms, as well as the concealed weapons issue. He has been a leader in trying to move the cost of county jails to the state instead of the municipalities; the administration is trying to do the opposite. They have made some inroads into solar energy generation; he thought there might be an opportunity for municipalities to have solar farms in the future. They are working on increasing cellular service across the state. There was a lot of great work done in a bipartisan fashion; much of what comes to committee is resolved by consensus.

Item 4 Public Hearing and Order relative to a new victualer license for Pine State Trading Co.

Richard Hunt of Pine State Trading, said they have partnered with Sodexo Food Service company to operate micro café services in the offices of TD Bank. They will be offering “heat and serve” foods at the location but will not be cooking food there. The area will be small, with a couple refrigerators, a counter, microwave, and a small sink for washing.

Councilor Farber asked about the state health inspection. Mr. Hunt said they passed their inspection today.

Chair Goldberg opened the public hearing. No public comment.

Councilor Kitchel moved the order; Councilor Hemphill seconded. Motion carried 7-0.

Item 5 Public hearing on an amendment to adopt the maximum levels of income and expenses for the General Assistance program, Chapter 6, Article 6, Section 6.68, Appendices B & C of the Falmouth Town Ordinance.

Chair Goldberg opened the public hearing. No public comment.

The order was scheduled for October 26.

Item 6 Order to accept a Homeland Security grant in the amount of \$225,000 towards the purchase a new harbor master boat and to authorize an application for a Small Harbor Improvement Program grant to help the Town replace floats at Town Landing.

Police Chief Edward Tolan explained that, in 2014, the Police Department applied for a grant through the Homeland Security grant process to replace the harbor master boat. The grant was not approved. In 2015, they applied again and were awarded \$225,000. Currently there is \$270,000 budgeted in the department's Capital Improvements Program for replacement of the boat, which is approximately 20 years old and showing its age. As part of the grant application process, the Department selected a replacement boat from SAFE Boat International, because its design and qualities are suited for the multi-faceted duties the department encounters at the harbor. This new boat will have all-weather capability with an enclosed cabin, fire fighting equipment, and state of the art electronics, allowing the department to operate in all weather conditions. The cost of the boat is \$327,000 and the grant amount is \$225,000. The difference of \$102,000 will be the local share, significantly less than the \$270,000 currently projected in the Capital Improvement Plan. They estimate that they might be able to sell the current boat for \$40,000-\$70,000, which would further reduce the amount of CIP funds they would have to spend. The Department is also exploring a small harbor improvement grant from the State of Maine, to replace the floats at the harbor. The estimated replacement cost for the floats that are in poor condition is \$120,000; the grant would reimburse the Town up to \$55,000 of that cost. They have not applied for this grant yet; they are looking for feedback from the Council first.

Councilor Farber asked the life expectancy on the new boat; Chief Tolan said it is 20-25 years. This is one of the best boat builders in the country.

Councilor Farber said the current boat was used when the Town got it. Chief Tolan said they received it free from the Coast Guard; they have verified that they can sell it.

Councilor Anderson wondered why they need a boat. Chief Tolan said it is for safety; there are millions of dollars in property in the harbor. The Town signed a Memorandum of Understanding with the Coast Guard 10 years ago for mutual aid; they also do mutual aid with the Maine Marine Patrol and the Portland harbor master.

Councilor Anderson asked if other coastal towns have boats. Chief Tolan said yes; Yarmouth has one, Cumberland used to, Portland has a harbor master, Rockland has one that they got through the Coast Guard. They look as this the same way as a police cruiser that patrols the streets.

Councilor Anderson wondered if there was an opportunity for regional cooperation to reduce costs, and asked if every town needs their own boat. Chief Tolan was unaware of anyone else doing regional work. He also wasn't sure he wanted someone else operating this very expensive piece of equipment. They have done a good job lowering the cost down to around \$50,000.

Councilor King asked if they go to Cumberland to help if called; Chief Tolan said Cumberland used to pay Falmouth a fee for that service, but they no longer do. They will only go into Cumberland waters if it is a life or death situation.

Mr. Poore said Falmouth has the largest anchorage north of Marblehead, MA. The entire operation is run out of an enterprise fund; the mooring fees pay for the harbormaster and the boat. If they lower the cost of the capital, they will be lowering the mooring fees. This boat will have portable water cannon and can be used to transport a person for EMS. The Fire Department has a mutual aid agreement with Long Island, for which Long Island pays the Town; this boat will enhance their ability to support that.

Councilor Kitchel asked if the crew complement will be the same; Chief Tolan said the boat can be operated by one person, but can carry 15 people.

Councilor Kitchel asked how many people will be certified to operate it; Chief Tolan said they will send several people out to Seattle to learn how to operate the boat, and those people will train multiple people here. The training is part of the package. He clarified that the boat has an outboard motor.

Chair Goldberg opened a public comment period.

John Winslow of Gray Road asked the Council not to accept the grant. He felt it was extreme to pay this much for a boat that is only in the water for 6 months. The Portland harbor master carries out his duties in a boat worth \$35,000. He wondered what strings were attached to this grant. He felt the Town has lost focus on what the duties of the harbor master are supposed to be. The position has been transformed into performing details for the Coast Guard, but is paid for with Town funds. This boat is equivalent to what the Coast Guard has 7 miles away in South Portland. That is what federal taxes pay for. He felt Town Landing had become an auxiliary of the Coast Guard; a harbor master boat would last much longer if they weren't doing details for the Coast Guard. The Falmouth harbor master should be monitoring the anchorage and up the Presumpscot. He felt the grants should be more carefully scrutinized. He reviewed the minutes of the Harbor Committee and found that they haven't discussed this.

Public comment period closed.

Councilor Farber moved the order; Councilor McBrady seconded. Motion carried 7-0.

Item 7 Presentation from the Senior Citizen Advisory Committee of their final report and recommendations.

Dolores Vail, chair of the Committee thanked the Committee members and staff for their work.

Peggy McGehee, vice-chair of the Committee, presented the report and discussed the work of the Committee to date. They reviewed studies and trends in Falmouth, met with different senior support organizations, visited area senior centers, conducted a survey of Falmouth residents, and held a stakeholders meeting. She explained that about 20% of Falmouth's residents are senior citizens. Falmouth has the highest percentage of residents over the age of 75 in Southern Maine. Both the 2000 and the 2013 comprehensive plans recommended the study and creation of a senior/community center. She presented the results of the survey the Committee conducted. The Committee has 5 recommendations:

1. Create a Senior Center in the Town's activity center (Mason/Motz building).

The Committee suggested renovating a meeting room to serve as the senior center, with comfortable furniture and a kitchenette. Adjacent to that, they recommended creating an accessible park on the Town Green with direct access from the center. Ms. McGehee displayed a draft plan of the senior center as well as a proposed layout of the park.

2. Provide seniors programs at the Senior Center
3. Support the development of a volunteer transportation network for seniors

This would help seniors get to medical appointments, shopping, and other basic needs, in coordination with ITN or other towns.

4. Hire a senior services coordinator

A senior services coordinator would provide a central place for information for seniors, reach out to seniors, assist with senior center programming and coordinate Town senior services.

5. Extend the term of the Committee

They recommended extending the term of the Committee to September 2016 in order to assist with the implementation of the recommendations, develop a senior volunteer network, research other senior concerns, and make further recommendations on additional senior issues.

The Committee also requested the Council allocate \$150,000 in next year's budget for the creation of the senior center and the coordinator position. The proposed park should have little or no cost, since Oceanview already agreed to construct and maintain the Town Green at their expense. She discussed their proposed implementation strategy, with completion of a park and senior center targeted for September 2016.

Mrs. Vail said it is important for the Town to reach a balance and serve its residents whatever their needs or ages. Seniors can lose a lot as they age: spouses, friends, health and the ability to drive. People who reach this age have served a long time, as teachers, volunteers on the fire department, on boards and committees, and in social clubs and religious communities; it is important that the Town honor their commitment.

Councilor Anderson served as the liaison to the Committee. They worked hard and he strongly supported their recommendations.

Councilor Farber said they may need to go to the voters for the money to make improvements to the Mason/Motz building, as they are close to their \$1 million limit. She thought the senior services coordinator was an ideal opportunity for regional collaboration/cost sharing. She supported extending the Committee for another year.

Councilor McBrady asked if renovations to this room would be a separate item from the previous renovations.

Mr. Poore thought it was, but they should make sure and ask the Town Attorney. He thought enough time will have gone by before this starts to make it a separate project.

Councilor Hemphill supported the choice of the Mason/Motz location for the senior center.

Councilor King strongly supported the senior services coordinator position.

Councilor Kitchel asked the square footage of the space in the Mason/Motz building. Ms. McGehee said it is 900sf.

Councilor Kitchel asked if that is big enough. Ms. McGehee said it is adequate for what they want to achieve. They intend for the center to be available for other groups; seniors would use it mainly in the daytime.

The Council discussed next steps; they will take up an order to extend the committee at the October 26 meeting. Staff will bring back a recommendation for an allocation to create an implementation plan for the senior center.

Mrs. Vail thought there were opportunities for donations from people in the community who want to help create the senior center.

Item 8 Discussion about storm water drainage near Underwood Road, Glen Road and Sandy Cove Road.

Mr. Poore said a significant rain event in August 2014 caused a fair amount of public infrastructure and private property damage, including to the property of Ms. Jennifer Cohen on Sandy Cove Road. The Town's stormwater system in this part of town drains a large area and outlets from one culvert abutting Ms. Cohen's property. The soils in this area have layers of sand and clay; this allows water to seep in and can cause failures of steep slopes. This occurred at Ms. Cohen's property; when the steep slope give way, the top of the slope came close to her home. There is concern that further erosion and failure of this slope might endanger the home. The Town asked Jon Edgerton, an engineer from Wright-Pierce, to evaluate the Town's outlet. The Town and Ms. Cohen have determined that it might be advantageous to collaborate on work to the area to

prevent further public and private damage. He asked the Council whether they want the Town to work on a design that will include mutual work and perhaps save money for both parties. While the Town cannot spend public money on work to benefit a private property, there is a public benefit to water quality. The stream is not intermittent; it is a small stream that causes soil flumes. They would create a work plan schedule and come back to the Council for check-in prior to asking for an appropriation, likely from capital reserve funds.

Barney Baker of Baker Design Consultants, engineer for Ms. Cohen, said he works primarily on coastal design projects and coastal stabilization. The increase in frequency and intensity of storms has created a problem all along the Maine coast. The Town's outfall in this location comes into a channel that is eroding, and it is impacting the soils in the slope abutting the Cohen property. The flat portion of her property is wholly outside the paper street; the slope is within the paper street, complicating the project. The water from the 24 inch stormwater pipe shoots into the air during high rainfall events. They have come up with a preliminary design, though it is not complete and they do not have a cost estimate yet. The best way to move forward is with the Town as the sponsor, leading the effort with regards to the permits and applications.

Councilor Farber was struck by the large expanse of land that drains to this pipe.

Councilor McBrady said the pipe looks like it will need work in the near future, regardless of the impact to the homeowner. He supported the team effort with Ms. Cohen.

Councilor King agreed. It would behoove the Town to blend their efforts with the landowner.

Chair Goldberg wondered if there was a way to blend the projects without spending town funds on private property.

Mr. Poore said yes; it is in the Town's best interest that the slope is stabilized. They will have to continue discussions as they develop the project. He said his plan was to use existing CIP infrastructure reserve funds for some of the ongoing design, consultation and permitting work. The Town has property interest in the paper street. He thought that might come to \$10,000 at most. He will need a supplemental appropriation for construction when they to that point.

Item 9 Discussion about an application to accept Paddock Way and Kilarney Way as public streets.

Mr. Poore said there are no deficiencies in the street. The Council should discuss whether the connectivity with the trails on open space is sufficient to meet the Council's request for connectivity. There is no street connectivity with this application.

Councilor McBrady asked why Cavendish is not included in this application.

Tom Greer of Pinkham and Greer, representing the applicant, said Cavendish is not included because it is owned by a separate developer. That developer is currently working on some deficiencies, but Mr. Greer thought Cavendish will come to the Council for acceptance soon. Part of the goal of the connectivity policy is for emergency vehicles; he felt that EMS will use Cavendish anyway in case of an emergency. Part of Cavendish is included in this application as an easement to facilitate public vehicles turning around. This is a temporary fix; once Cavendish is accepted that easement will go away. Connecting to the public trails is an important piece and they felt this meets the connectivity goal. They felt the Town should treat all residents equally; if this application had come forward 5 years ago, it would have been approved as is.

Chair Goldberg asked how many points of access there are to the open space; Mr. Greer said there is one, off the end of Paddock Way.

Councilor Hemphill said there is a well-used connection off Paddock Way.

Councilor Farber asked why they didn't wait for Cavendish. Mr. Greer said the neighborhood group is anxious to have this come forward; they have been advocating for the developer to bring it forward for two years.

Councilor Farber asked if they have discussed whether the School Department will have the busses come down the street. Mr. Greer didn't think they have discussed this with the schools, but he thinks that is a neighborhood hope.

Councilor Farber said that isn't a given and encouraged them to discuss it with the School Department. She asked what the snowplow will do if this is accepted.

Jay Reynolds, Director of Public Works, said that, until Cavendish is accepted, they will have to go down Kilarney, turn around at the end of Cavendish and come back up Paddock.

Councilor Farber asked if everyone on Paddock and Kilarney has expressed a desire to have it accepted as a public road.

Michelle Drager of Paddock Way said there is unanimous support from the residents of Paddock and Kilarney.

Councilor King asked if the public has access to this trailhead.

Councilor Hemphill said there is a connection, though he didn't think there is any encouragement of parking at the end. There are other access points; the Town Forest from the north provides access, and there is trail access from Community Park to the south. The trails are well marked and well maintained, but this is mostly a neighborhood connection.

Councilor Anderson felt the goal of the policy was to discourage developers from building dead end streets and then asking for them to be accepted. He didn't think that is what this is. The policy doesn't speak to trail connections at all; he felt this is a flaw in the policy.

Councilor King said this street as designed does not meet the connectivity criteria without Cavendish; it is a double dead-end. With Cavendish it is a different story.

Chair Goldberg felt connectivity goes beyond the roadways. Councilor King didn't agree; the goal was to prevent multiple dead-ends for plows, busses, and traffic.

Councilor Hemphill said that the Town has allowed bicycle connections to serve in lieu of roads in the past to meet connections. They are hoping to connect these trails to the school campus in the future.

Councilor Farber said they recently discussed accepting a dead-end road that has water access at the end. She worried that trail connectivity is becoming a reason to accept streets as public roads. She agreed with Councilor King that this policy was about vehicles, and not having to turn plows and busses around, and to allow traffic to flow through. She wished Cavendish was included.

In response to Councilor King's question, Mr. Reynolds said Cavendish is working to complete their remaining construction items. He hasn't spoken with the developers but this is often the last step prior to an application. He could be in touch with them. He said the next steps for this application would be for the applicants to review all the remaining ordinance requirements. Once that was completed they would bring the entire package back to the Council for a vote.

Mr. Poore suggested getting a public easement over Cavendish in the interim, which would allow plows and busses to pass over it. Mr. Greer said they could pursue that.

The Council generally supported the application moving forward.

Item 10 Discussion of a possible Affordable Senior Housing Project at the former Plummer School by OceanView and the potential role of the Town in that project.

Theo Holtwijk, Director of Long-range Planning, presented the two options currently proposed by Oceanview. Option 1 would be a smaller addition on Plummer, wholly contained on Oceanview's property. Option 2 would be a larger addition and would extend onto Town-owned property. This would require a transfer of land from the Town to Oceanview of approximately .22 acre. The smaller addition would allow for 28 units to be created; the larger addition would provide for the creation of 34 units. The Town could apply for a Tax Increment Financing district for this project, which would capture the increased value of the development for a number of years. The larger project would allow for more tax dollars to be captured in the affordable housing TIF. He discussed the allowable uses of the TIF funds. Oceanview is here to find out whether the Council is willing to transfer land to them and allow for the larger project.

Chair Goldberg said that, at a prior meeting, the Council expressed their preference for a smaller addition with no transfer of land, but that was pending further information on the tax revenue.

Mr. Holtwijk discussed the tax revenue estimates. He said the difference in tax revenue between the larger addition and smaller addition over the 30 year lifespan of the TIF is \$527,000. With a TIF, the Town gets to keep all the tax revenue generated by the increase in value of the development. Without a TIF, the Town only gets to keep \$1 out of every \$3.

Councilor Anderson disagreed with the value; based on his calculations it was \$310,000, not \$527,000, but it still makes sense financially to cede .25 acre for \$310,000.

Councilor Farber pointed out that this is only if they do an affordable housing TIF. That money would be restricted to the uses allowed by the TIF.

Chair Goldberg agreed; without a TIF, the value of the land transfer is 1/3 of the estimate.

Mr. Holtwijk discussed the options for use of the TIF funds, including capital expenses, operational expenses, and rental subsidies.

Councilor Farber asked if there was a minimum requirement for subsidizing the rents; Mr. Holtwijk said Oceanview is already meeting that requirement without the TIF.

Councilor Anderson said this TIF could pay for the senior center renovations, the senior coordinator salary, and subsidizing the rents to make them truly affordable for seniors. All they would have to give up is .25 acre. It seemed like a good idea to him.

Councilor King said they can still do the TIF on the smaller renovation. She asked if it is required to put the TIF funds into the subsidies. Mr. Holtwijk said no.

Councilor King asked if the subsidies would be for Falmouth seniors, or for any seniors who apply to live there. Chair Goldberg said someone who moves here from somewhere else is now a Falmouth resident.

Councilor Kitchel asked what qualified the apartments as affordable and whether they are just for seniors. The Town has given up potential tax revenue in order to purchase open space in the past. He didn't feel gaining tax revenue was a good enough reason to give up this property. This will encroach upon the Village Green significantly.

Councilor Kitchel asked if the red stakes on the lot indicate the land transfer; Matt Teare of Oceanview said no, those indicate the proposed footprint of the building.

Mr. Holtwijk explained how they determine affordability. The State defines affordable as 120% of area median income or less. They could add subsidy layers to it to lower it to below the 120%.

Chris Wasileski of Oceanview said they have discussed the size of the play field with Lucky D'Ascanio, Director of Parks and Community Programs; it is designed for younger kids, for pick up games, and for summer camp use. Oceanview wants the green to look good; they want it to be an amenity for their residents.

Councilor Farber was grateful for the numbers provided. The difference between the two scenarios is \$55/month in subsidies for 10 units. That is real money on a fixed income. This information has changed her opinion on the land transfer.

Councilor McBrady said this is an opportunity for the Town to get some taxes back, to better fund the senior center, and add affordable housing. He fully supported the transfer of land.

Councilor King didn't fully support the land transfer; she wanted to preserve that land presence and didn't see a huge advantage over the smaller addition. She would like to hear from the public on this issue.

Councilor Hemphill supported affordable senior housing and this is an excellent proposal, but he regretted this location. He felt they made a commitment to the community to have this Village Green.

Chair Goldberg suggested they ask Oceanview to move forward with the larger addition.

Councilor Hemphill asked about why they haven't had public input on this issue. Councilor Farber agreed and suggested asking for public comment at the next meeting.

The Council discussed next steps. They decided to hold a public forum on October 26, with an opportunity for public comment at the order on the land transfer on November 9. Councilor Farber asked for a resolution on November 9 on the intent to develop the affordable housing TIF.

Adjourn

Councilor King moved to adjourn; Councilor Kitchel seconded. Motion carried 7-0.

Meeting adjourned at 10:13pm.

Respectfully submitted,

Melissa Tryon
Recording Secretary