

# **Town Council Meeting**

## **Notes**

### **August 13, 2018**

The Council was not able to establish a quorum for this meeting. All items on the agenda will be rescheduled for a future Council meeting. Given the presence of members of the public, those Councilors present agreed to hold a public information meeting, providing presentations and allowing for public comment on the originally scheduled agenda items.

#### **Public Hearing on an ordinance amendment to Section 20-23.22 of the Code of Ordinances relative to extending the time limits for development under the Tidewater Master Plan for one additional year.**

Chair Hemphill asked if any member of the public wished to comment on this item. There was no public comment.

#### **Introduction of an ordinance to establish a moratorium on medical marijuana caregiver retail stores.**

Ethan Croce, Community Development Director, discussed the purpose of the proposed moratorium. Once formally introduced it would have an effective date of August 3.

#### **Update regarding the Route 100 infrastructure project.**

Theo Holtwijk, Director of Long-range Planning gave a presentation on the history and status of the project. Stantec, the Public Works Director, Town Manager and DOT have been working on this collectively for a few years. DOT is responsible for Route 100; they wanted to fix it in 2005, but it did not have the funding. Because of the delay, the Town took the initiative in 2014 and sent it to the voters. The delay since 2014 has led to some resident concern. The key reason for the delay has been the right of way (ROW) process. Route 100 is 60 feet wide and the scope of the work must fit within that ROW, including bike lanes, esplanade, etc. Because of the tight ROW, the project requires private acquisitions which take time. Over 90 properties have been determined to have impacts. This is a lengthy, formal DOT process. They had to do two separate processes, one for DOT and one for the Town. There were also impacts at intersections where there was a State and a Town impact. The original idea and agreement, final design and ROW processes were supposed to happen together, but the state rejected this. The original ROW process was supposed to last 6-9 months, but now DOT estimates 15-20 months. This is due to the shortage of qualified people to conduct this work along with competition with other road projects. This is not just a Falmouth issue; other communities are dealing with this also. Currently, the Town expects that the project will go out to bid in October 2018. Mr. Holtwijk discussed the proposed bid schedule.

Town Manager Nathan Poore spoke about the ROW negotiations. He thought most of them will go through fairly easily, but some make take longer. The negotiation process can overlap the bid process.

Mr. Holtwijk spoke about a possibility for interim paving on a short section of the road. This would consist of a thin coat of paving between Marston St and Leighton Road. They estimate this would cost roughly \$70,000. The Council would have to approve a supplemental appropriation and would ask the DOT to share those costs.

Mr. Holtwijk presented the scope of work: 1. Fix safety of Mountain/Falmouth road and Leighton Rd; 2. Rebuild Route 100 from Leighton and Libby Bridge; 3. Add bicycle lanes from Portland line to Libby Bridge with consistent striping; 4. Add continuous sidewalks; 5. Improve street and pedestrian lighting with LED; 6. Add public sewer between Leighton and Mountain/ Falmouth Road; 8. Add new street trees/ limit removal

where possible; and 9. Add median at TD Bank/Irving. He presented the improvements at both Mountain and Leighton road intersections including dedicated left turn lanes and pedestrian cross walks. When including all expenses this will be a \$12.3 million project. There are 3 funding sources: A Town bond for \$6.5 million, to be repaid with TIF income; the projected TIF balance of \$1.8 million; and roughly \$4 million from DOT. The bond will not impact the tax rate because it is already included. There have been three design changes including a new sidewalk near TD Bank; a revised sanitary sewer design removing the proposed pump station at Rich Exterior which saved roughly \$750,000 and will still allow all the properties to be served with sewer; and access changes to Harmon's Hamburgers.

All Route 100 design plans are available on the Town's website.

Chair Hemphill asked how likely it was that they will have to do the skim coat. Mr. Poore said it is an absolute must if the bid doesn't go out in October. Otherwise it will depend on when construction will begin.

The Town will schedule a public workshop on the Route 100 project for either August 29 or 30 to present materials to the public and answer questions.

**Update, discussion and public comment on projected cost increases associated with the renovation/expansion of the Falmouth Memorial Library.**

Marsha Clark, President of the Falmouth Memorial Library Board of Trustees Scott Simons, lead architect of the project, and Pete Pelletier, President of Ledgewood Construction, the construction management company each gave a presentation on the history of the project, the changes in the costs and the work they have done to date. Ms. Clark said the current design was developed based on public input and a needs assessment. They have looked at alternatives, including a different location, waiting for the market to improve and a different design. Mr. Pelletier said there was massive inflation coming out of the recession, and there have been dramatic impacts on all construction budgets. He discussed the value engineering they have done to try and reduce costs.

Ms. Clark spoke about the feedback they have received from the public since the last meeting. She said that John Wasileski from OceanView has spoken with her and has offered to work with them to raise \$500,000 by adding to his donation to the project, meeting with the construction manager to review how to reduce costs, visiting with other local businesses to explore new/increased donations, and exploring additional grant opportunities. As a result, the library is now reducing their request for a bond from \$1 million to \$500,000.

Chair Hemphill offered the public an opportunity to speak. Ten members of the public spoke on the topic.

Mr. Poore discussed the referendum process and the deadlines included. The Council would need to decide whether to send this to bond counsel soon.

The meeting ended at 9:07pm.

Respectfully submitted,

Kimberly Darling  
Recording Secretary

Melissa Tryon  
Executive Assistant