

**Town Council Meeting
DRAFT Minutes
March 10, 2014**

Roll Call

Item 1 Site and building inspection with consulting architect/engineer to review building renovation options at the Mason Motz building.

The meeting began at 5pm with a tour and site inspection of the Mason-Motz building. All councilors were present.

The Council returned to council chambers at 7:00pm

Chair Pierce announced that the Town has received a generous donation to the fuel fund, and the donor has offered to match it if someone else comes forward with an equal donation.

Item 2 Public Hearing and Order relative to a new victualer/food service license for KupCakes, Inc.

Chair Pierce opened public hearing; no public comment.

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

Amy Alward, business owner, said the business will be open Wednesday – Sunday in its current location.

Item 3 Review and discuss a report from Oak Point Associates regarding renovation options for the Mason Motz building.

Alison Dimatteo, project manager from Oak Point, gave a brief history and overview of the project. Their goals were to create an autonomous building for Mason-Motz, separate it from Plummer, divest it from shared utilities, bring it into code compliance with current code, meet Community Programs needs, and be wise in spending the least amount of money possible while getting the most benefit. The initial cost of the improvements was \$1.9 million, well above the target budget. They have developed a pared back approach that would allow them to meet the majority of their goals while staying within budget.

Bill Van Benthuisen of Oak Point discussed the items included in the base bid and each of the three alternates.

Councilor Anderson said there is some duplication so one couldn't add the three options together to get the total cost. He asked the total cost if they wanted to do all the upgrades. Mr. Van Benthuisen said it was around \$1.2 million.

Chair Pierce asked where wireless factored in; Mr. Van Benthuisen said that was part of the telephone/data/security system in alternate 1.

Councilor Farber said some of the items are asterisked and asked what the base plus the asterisks is. She interpreted the asterisks as being the most important items of all of these. On review of the documentation she saw that the asterisked items were totaled at \$135,000.00 so the answer to her question was \$835,000.00.

Councilor Goldberg asked what happens in Town Hall if the Community Programs department vacates their space.

Town Manager Nathan Poore thought the Finance department might move there, or they would replace some of the meeting space that will be lost. The more important thing is to locate Community Programs closer to their programs rather than benefit Town Hall.

Chair Pierce said PACPAC has reviewed this. Councilor Farber said PACPAC deemed alternate 1 as more important than alternate 2.

Lucky D'Ascanio, Director of Parks and Community Programs, agreed that upgrading programming space was more important to PACPAC than moving the office.

Councilor Farber asked if Community Programs would consider using the offices in their current state. Ms. D'Ascanio said they would not. Mr. Poore thought there might be a satellite office located there in case a staff member needed to work remotely, but there would be no permanent offices. Ms. D'Ascanio agreed; they used one of the offices as a teacher's room during the summer camp season.

Councilor Farber felt there were advantages to moving Community Programs there; it frees up space at Town Hall and a receptionist would provide a sense of place. The office space is in far worse shape than any of the classrooms. If they do this, they want it to be a place that people want to use. Having staff there will go toward creating a sense of community.

Councilor Goldberg didn't know why they would locate the operation of the programs far away from the programs themselves.

Councilor Anderson understood that the analysis had to focus on the building; he wondered if they had polled the greater community on what they want in a community center. He would like to see a visible public outreach process on what people want before they make a big investment, both in money and in design.

Chair Pierce said that 5 years ago they had 200 people do keypad polling on what they wanted to see in a community center. They also had a vote; even those people who weren't in favor of repurposing the whole site were in support of the community center. She thought that, while it isn't of-the-moment data, it isn't data that should be lost. She thought they could resurrect the data that was gathered at that time; she wasn't sure they needed a whole new public process. This space is being used all the time.

Councilor Orestis agreed with Chair Pierce; he felt well-informed by the process that has gone on over the years. Getting more current input couldn't hurt, but they have a lot to work from.

Councilor Goldberg said the building needs a lot of work just to bring it to code and separate it from Plummer. The walls are where they are going to be. They have to do this at some level, or it will cost more later on.

Councilor Farber said if they proceed with a design, public input is crucial.

Councilor Mahoney felt they were in a different place than they were 3-4 years ago when they did the survey. He thought it was worthwhile to get public input. He fully supported using the building for a community center and didn't think they would begin construction until 2015.

Mr. Poore pointed out the need for a new heating system by next year at a minimum.

Chair Pierce asked if the Council was in consensus that they wanted to do something in this building.

Councilor Anderson said they should confirm that there is community support before they spend \$75,000 on the next step. He thought they have time; they own it and while they have an option to offer it to Oceanview, there are several years left on that.

Chair Pierce said they are putting money into this building every year without realizing its full benefit. She wondered if they can get public input at the same time as they are finalizing. She was interested in bringing it up to code at a minimum.

Ms. D'Ascanio said the process that brought them here today was a directive from the Council to come up with how they can use the building with the least amount of money possible. They are not doing a lot of structural changes. Programming can change and evolve, and does so all the time. Their goal with this project was daytime program space because they didn't have any. They have done surveys in the past on what kind of programming people want, and they do that all the time. She agreed that these could be done simultaneously. The improvements to heating and code compliance items can move forward and if they come under budget, they can address some of the aesthetic issues. That could depend on the construction bids they get.

Councilor King felt it was important in any design that the space remains flexible. She asked if there was a difference between a "Community Center" and Community Programs.

Councilor Goldberg felt that they could define community center however they like. Since they engaged to have this report done, they have thought of this as a home for Community Programs. He thought the department is constantly measuring the demand for different programs, and responding to that demand.

Ms. D'Ascanio agreed; if they have programs that are not generating the numbers they would like to see, they change it up. If they have waiting lists for given programs, they offer more of those. She said their concept of a "community center" was dedicated program space. Since she started working here in 1993, they have never had their own space; they have used the schools, Town Hall, the church next door, etc.

Councilor Goldberg felt they already have a mechanism to help them define what they want this to be – Community Programs is measuring their market all the time. He said the base items have to be done, regardless of what they do with it. If they aren't willing to do those, they shouldn't own this building.

Councilor Orestis said the building is already in use all the time. It is the right space: the infrastructure is there, the space is usable and accommodating, and he saw no reason for delay; they have been discussing it for a while. They are not going to learn anything they don't already know. It is in use, it will remain in use, and he wanted to keep it going.

Councilor Farber asked about the cost of ownership. They have now owned the buildings for three years; she wondered the cost of utility expense.

Ms. D'Ascanio said the cost of utilities was \$68,500, including Plummer. They have a shared utilities agreement with Oceanview: 47% town, 53% OV based on the footprints of the building. Because Oceanview has a tenant in Plummer, any costs above the number they paid for Plummer last year will be paid by Oceanview, since the tenant is using it much more than they did last year.

Councilor Farber said the utilities will likely change if they do the base upgrades and she wondered how much upgraded utilities will cost. She felt there was a certain amount of cash that is being lost out the windows and doors; there is a basic level of upgrades that they have to do. The building is an energy hog and is costing them money.

Councilor King thought an energy audit ought to be able to answer that question.

Mr. Van Benthuyzen couldn't answer in terms of dollars, but the systems that would be put into place, especially the high-efficiency lighting and boilers, would offer tremendous savings on those costs.

Chair Pierce said if the Council wants to keep the building, they need to move forward with the basics.

Councilor Mahoney supported keeping it, and moving Community Programs there, but he didn't think there was a rush to move to final design and construction bids. He felt there were some upgrades they can

do this summer, including the new heating system. He didn't want to spend \$75,000 on final design without more public input.

Chair Pierce said the programs alone show that there is a demand.

Councilor Mahoney said they are making several supplemental appropriations and he is starting to feel the pinch. He thought they could take 2-3 months to get some input into uses.

Chair Pierce asked, if he agreed they should keep it, which of the basic upgrades he would not do. If they are going to keep it, there is no reason to not maintain it.

Councilor Mahoney said if they change the footprint, the HVAC and sprinkler systems would change.

Councilor Farber felt they were not suggesting a year-long public process. She suggested that PACPAC hold a public presentation and invite public input at that time. If no one shows up, they could move on. That could be a 4 week effort and not a 12 month effort.

Councilor Goldberg said he respects public comment but felt the public would likely be uninformed and create a wish list. Community Programs knows, based on their measurements of demand, what the community really wants and uses for programs. That is real-world data they can use. The heating system is terrible; it is costing them a lot of money, and they need to do something about it.

Councilor Anderson wasn't talking about a lengthy public process, but a couple of opportunities for public brainstorming on what they should do with the building. He wanted to refresh the public data they have, which is 5 years old. Based on what he saw they are not going to just bring this up to code, but make something out of it. He felt this project would be over \$1 million and would go to referendum. He wanted to see this go to the public sooner rather than later. That might take 6-8 weeks.

Item 4 Order to approve a supplemental appropriation of \$75,000 for the services associated with final design and bidding of a construction project related to renovations and upgrades of the Mason Motz Facility for a community center.

Councilor Farber moved the order; Councilor Orestis seconded.

Councilor Mahoney wondered why they wouldn't wait and get public feedback before they spent money on this step. He would be okay with conditioning this funding on first receiving public input.

Chair Pierce said they need final design on just the basic necessities to make this a habitable building. If they agree that the Town should keep the building, she asked why they wouldn't move to bid to bring this up to code. She looked at this as a phased project; they would move on items as funding becomes available.

Councilor Mahoney thought they would be looking for final design on the base, alternative 1 and alternative 2. He would like to get further input on what the alternatives should be. He suggested an amendment to the motion that there should be 2 public meetings to allow for public input.

Councilor Farber asked what effect delaying this process by 6-8 weeks would have on the project and whether they could still install a new heating system by next winter.

Mr. Poore said Oak Point will need 3 months to do their final design, a month for bid process, and a month of the council review would bring it to five months to get to construction. Adding two months to that would bring construction to 7 months from today.

Ms. Dimatteo said they wouldn't want to do the removal of the connector in the winter. If they could trim their design process a bit, the interior work can be done during the winter. She pointed out that smaller

changes, to locations for duct work and walls for example, isn't too much of a problem for them. She felt they would be okay with a delay of 8 weeks, but not much more than that.

Mr. Poore wondered if Oak Point could make progress on some of the basic elements of the project while the public process is ongoing.

The Council debated whether public input would have any impact on the basic elements. Councilor King felt they had to have an understanding on how much they are going to flex based on that input.

Councilor Mahoney said the biggest need is the heating system. He wondered if that can be decoupled from this. They didn't need a big design for that.

Ms. Dimatteo said the plan was to couple some of the utilities within the same trenches and complete all that work at the same time. She didn't advise doing just one piece of the underground utilities.

Councilor Mahoney didn't think final design included utilities.

Chair Pierce thought of design as engineering, not designing programing space. She didn't think it was fiscally responsible to delay bringing this building up to code. The design would include the bid alternatives.

Councilor Goldberg said the final design process for Route 1 was very valuable in that it told them what they could and couldn't afford in that project.

Councilor Mahoney moved an amendment that the order be approved but that two public meetings be held in the next 6 weeks, prior to the consultant commencing the final design process. Councilor Farber seconded.

Chair Pierce would like the design process to start along with the public meetings and not wait until after.

Councilor Farber and Councilor Mahoney withdrew the amendment.

Councilor Mahoney revised his amendment, removing the limitation that the design process shall wait until after the public process. The consultants final design work would focus on the base elements.

Councilor Farber seconded.

Councilor Anderson wondered about the concern that the public process might change the design process.

Councilor Mahoney felt there were some basic items that they could work on that the public process wouldn't change; the underground utilities for example. He felt the consultants understood to wait on the design of the interior work until the public process was complete.

Councilor Anderson felt the removal of the connector was ripe for public input. He wanted to get public input before they spend any money on this. He asked if the natural gas line will be in place before next winter if they install a new heating system.

Mr. Poore said natural gas is scheduled to be installed this year; if it is not, they can install a propane tank in the short term.

Councilor King asked who would be in charge of the public process and what they would be asking the public. She wondered what they were trying to assess.

Chair Pierce said there are infrastructure components, which have no connection on the programmatic space, that need to be done. That is why she was asking for the process to be concurrent.

Councilor Farber felt PACPAC should lead it and should ask for feedback on the proposed master plan. While they could get feedback on the connector, it is outside the scope of anything they have discussed. They are not changing the footprint of the building and she didn't see the base as changing.

Mr. Poore suggested the staff would work with Oak Point on spending the least amount while the public process moves forward.

The Council discussed the public process and what it should look like. Councilor Mahoney envisioned two open houses for people to tour the building.

Councilor Mahoney restated the amendment: a second sentence was added to the order *“Further, PACPAC shall hold two public meetings to gather input on proposed renovations and upgrades of the Mason Motz Facility for consideration in the final design and bidding of the construction project”*. Councilor Farber confirmed her second.

Councilor Anderson was concerned that the design process would be mostly final before the public process was completed.

Ms. Dimatteo said the design work will not start right away; they have to get contracts signed and then they begin with ground surveys, utility locations and additional field work. They will start their design work with the basic, code-mandated infrastructure upgrades, which would not be greatly affected by any decisions they would be making in the public process. She explained that their fee is a percentage of the construction cost and they wouldn't spend that all at once; they can work minor design changes in to the scope of work. A major change of scope would lead to them renegotiating their fee.

Chair Pierce called the amendment.

Motion carried 7-0.

Amended order carried 7-0.

Item 5 Order authorizing the Town Manager to execute an assignment of the Town's option to purchase real estate at 9 Lunt Road to the Falmouth Memorial Library.

Councilor Farber gave a presentation on the history of the project to date. The final conceptual design recommended that the Library acquire the adjoining property. The option on the abutting property is good until April 15. The Trustees have asked for financial assistance to purchase that property. The first order on this agenda is to assign the “Option to Purchase” to the Library Association. The second order is for the Town Manger to negotiate a short-term loan. The third order is to approve a supplemental appropriation to fund the loan. Assigning the option removes the Town from the transaction; the Library Association would own the property and take responsibility for maintaining it. The option purchase price is \$315,000; the Library Board would contribute \$31,500 and the Town would provide a short term interest free loan of \$283,500, payable before June 30, 2019. Operating funds from the Town would not be used to repay the loan. The payment due date is consistent with the Library’s fundraising plans. By loaning the money to the Library, it will secure the land for library use and relieve the pressure of the option expiring. They are proposing that the loan would be funded by monies from the unassigned fund balance. It could be returned to that fund balance when it is repaid.

Councilor Mahoney moved the order; Councilor Goldberg seconded.

Public comment period opened.

Mark Porada of Spoondrift Road, president of the Library Trustees, thanked the Council for their collaboration on this project. The trustees are unanimous in their support of all three orders.

Public comment period closed.

Motion carried 7-0.

Item 6 Order authorizing an unsecured loan to the Falmouth Memorial Library in the amount of \$283,500 for the purchase of property at 9 Lunt Road.

Councilor Orestis moved the order; Councilor Goldberg seconded.

Councilor Farber pointed out that the term note has been reviewed by the Town Attorney and received input by the trustees.

Councilor Orestis was glad for the process around this project; this is a very good solution.

Councilor Anderson asked about the note; he wondered about the discount for an early payment. The discount is the same as the library's upfront contribution.

Councilor Farber said that was a coincidence. They were talking about ways to incent a quicker payback and \$250,000 was a nice round number.

Councilor Anderson would rather have \$283,000 in 2019 than \$250,000 in 2017; he didn't want to give a discount on an interest-free loan.

Councilor Goldberg felt having the use of those funds earlier would be a good deal.

Councilor Mahoney said the rationale was that it would benefit the Town to get the money back early and it would incent the library in their fundraising to pay it back early. He thought that could be considered a contribution the Town is making to the fundraising effort. He was fine with that amount of discount.

Councilor Goldberg didn't think it was right to look at this as a purely financial decision; Councilor Orestis agreed. This is about their relationship with the library.

Councilor Anderson felt this was a gift. He felt the money to pay this back would come from the bond or the fundraising; either way it would be the Town's money.

Councilor Mahoney said this isn't coming out of operating money; it is either coming out of the bond money authorized by the residents, or by private donations. Their ability to pay this back will rely on their fundraising.

Councilor Goldberg said the original discussion was for the Town to purchase the property outright; now they are talking about a discount of \$33,500 in 2017. He felt this was a good deal.

Councilor Anderson didn't think the amount the library would fundraise would change depending on this transaction; all this would come out of the Town bond money anyway.

Councilor Farber pointed out that the \$5 million estimate always included the \$315,000 for this property. The reason they are discussing this now is because there is a time line on this purchase. The library doesn't have the luxury of waiting on the final design and approval of the Planning Board. They need to secure the property in the short-term.

Councilor Mahoney said the note makes clear that all payments shall be made from monies received from sources other than the Town. The decision tonight is whether to provide a loan to the library in order for them to purchase a property that has been identified as a necessary piece of the project. This is a better deal since the Town will not own the property and will not need to maintain it. If the project doesn't go through, the library will still be on the hook to pay the Town back.

Councilor Anderson didn't think the library needs this property to do their renovation. He asked whether there is a more cost-effective way to acquire the necessary increase in parking; he had no problem with the expansion of the building. The cost of turning this property into parking will be \$400,000-500,000 once site work is taken into account. They have an agreement with the Legion for library patrons to park in their lot and the Town Engineer has determined that they can build 15-20 spaces along Depot Road. The Route 1 design envisions on-street parking.

Councilor Mahoney respectfully disagreed with the cost of the parking on the property. He is also concerned that the property would be automatically considered for parking; he would like add language to the note that would ensure that, before the property is used for parking, all other alternative have been explored by the library with the coordination of the Town. He would like to see the library control this property if in the future more parking is needed, even if on-street and Legion parking is adequate for now.

Chair Pierce wondered if the Planning Board process, which would weigh the requirements of the Route 1 district, would provide enough checks and balances, or if there should be language in the note.

Councilor Mahoney felt there should be language in the note.

Councilor Farber thought the ordinance is not particularly strong in terms of on-street and shared parking; it is encouraged. The strongest element in the ordinance is for impervious surface; pervious surface parking is possible.

Public comment period opened.

Mark Porada of Spoondrift Road said all they have is a preliminary design, which shows the property as a parking lot. This may not be what they see in the final design. The property also allows them to end the use of the current property as a cut-through for traffic from Lunt to Depot. They are happy to review the options for on-street parking, but most of the users of the library are young children and the elderly. It isn't reasonable to ask those age groups to park on the street and walk up the sidewalk in the winter. The library doesn't want to be a landlord over the long-term; either the current home would remain vacant or be torn down. Those costs to prepare the site would be incurred whether it becomes a parking lot or not.

Julie Rabinowitz of Muirfield Road, a former member of the trustees, said during her tenure they were concerned with the cost of purchasing the property and converting it to a parking lot. All the other options for the library have gone away and all the feedback has told them that remaining on the current lot is preferred. Purchasing that lot is the cost of remaining in their current location. She highly endorsed the current plan.

Public comment period closed.

Councilor Mahoney amended the order to add the following sentence: *"Further the Falmouth Memorial Library Association agrees that, before the property is redeveloped for use as additional parking area for the Falmouth Memorial Library, it will maximize all other options to meet parking requirements. The Town agrees to cooperate with the Falmouth Memorial Library Association in maximizing all other options to meet parking requirements before the property is used as additional parking area."*

Mr. Poore said the attorneys drafted this; reference to the property was not included in the promissory note since it was an unsecured loan.

Councilor Farber thought if they disconnected the promissory note from the property, they lose the demand that it be paid if the property is sold.

Councilor Mahoney was fine with 9 Lunt Road not being included in the promissory note but he wanted something in the order so that everyone, including the Planning Board, knows what the Council is expecting with the purchase of the property.

Councilor Farber moved to amend the amendment to include in the order the expectation that, should the property be sold, the loan is due to the Town. Councilor Anderson seconded.

Town Attorney Bill Plouffe said that Councilor Farber's amendment accelerated the due date of the loan, and that should be included in the note. The language on the use of the property belongs in the order.

Councilor Farber withdrew her amendment.

Councilor Goldberg seconded Councilor Mahoney's amendment.

Councilor Anderson asked why the note was unsecured.

Councilor Farber said in the case where the library couldn't pay this back and dissolved, the Town owns 50% of the property and has the option of taking over operations. The Town could also hold back the 75% of operating costs it contributes each year. This is not a risk.

Councilor Anderson asked how this transaction affected the Town's 50% ownership of the library property. Councilor Farber said it doesn't. The Library would be owners of 9 Lunt Road; the Town would retain 50% ownership of the current property.

Mahoney amendment carried 7-0.

The Council directed the Town Manager to amend the note to include a condition that the note shall become immediately payable if the property is sold.

Councilor Farber called the order as amended.

Motion carried 6-1 (Anderson).

Item 7 Order to approve a supplemental appropriation and transfer in the amount of \$283,500 from Unassigned Fund Balance to fund a loan to the Falmouth Memorial Library, such loan to be used to purchase property at 9 Lunt Road.

Councilor Mahoney moved the order; Councilor King seconded. Motion carried 6-1 (Anderson).

Item 8 Order to authorize the Town Manager to execute four Option Agreements related to Open Space grant applications.

Ms. D'Ascanio said there is new information on the Hawkes property; the option failed to mention that the owner is retaining 12 acres of the property. A new option came in today and that is the one that will be executed.

Councilor Mahoney moved the order; Councilor Farber seconded.

Public comment period opened; no public comment.

Councilor Farber wondered if there had been a change in terminology since the initial conversation.

Ms. D'Ascanio said the attorneys decided that these agreements were options and not purchase & sale agreements.

Councilor Goldberg wondered if the retention of 12 acres was a new agreement. Ms. D'Ascanio said no, that was always in the agreement.

Councilor Anderson said they are not authorizing money to purchase these, but taking action to make grant applications more attractive. Councilor Mahoney confirmed that was the case.

Councilor King asked if an option agreement is different than a purchase & sale. Councilor Farber explained that they are guaranteed a certain price for a certain period of time, and it can't be sold to anyone else. They can turn it down. This could become a purchase & sale.

Councilor Mahoney said the option agreement shows the funders that the Town and landowners have already discussed the possibility of purchase.

Councilor Anderson said they could walk away from the transaction if they don't get the grant money.

Councilor Farber called the question.

Motion carried 7-0.

Item 9 Update from Casco Bay Hockey Association (CBHA) regarding a proposal to renovate and upgrade the Village Park Hockey Rink.

John Veilleux of CBHA discussed the initial renderings of the proposed building, drafted by Andy Hyland of Port City Architecture. They have done a lot of work in designing an aesthetically pleasing building while complying with current zoning as much as they can. They are also working with Town staff on their proposal. Their idea is to have a warm room to replace the current warming hut, with locker rooms, restrooms, and seating. They would run it 5 months of the year as a hockey rink and have it available the rest of the year for Town, CBHA and Family Ice off-season use. Soils testing and engineering work have begun, and they are working to go out to bid. They are talking with Town staff about details on the land lease. They are focusing on six basic areas, including: revitalize the existing outdoor rink with their own money; allow the Falmouth schools/municipal organizations to have some uses during the off-season, including a rain location for outdoor concerts and hosting the holiday tree lighting; dedicating some time during the season for Falmouth residents, including mid-week stick & puck for Falmouth residents with ID; parking, lighting, sidewalks and site improvements coordinating with the Route 1 improvements; and granting priority to Falmouth municipal and schools during the off-season. They are going to try to comply with the zoning in the district as much as possible, with the understanding that they can't come to within 20 feet of the street. Their goal is to start use of the facility as a rink in the late fall/early winter of 2014. They are working with Family Ice on a Memorandum of Understanding to allow them to move forward and to have Family Ice manage the on-season use of the property.

Mr. Poore confirmed that staff and Mr. Hyland will be working on a zoning amendment with a goal to present it to the Council on March 24, even if it is in draft form. They would need to have an amendment passed by the May 28 meeting. The goal is to reduce the amount of zoning deficiencies on the project. He asked if the Council would like the zoning amendment to allow for staff approval of the project without Planning Board review and approval.

Mr. Veilleux said the Planning Board would get a look at the zoning amendment as part of the MRA process.

Councilor Farber asked for clarification on the zoning amendment.

Mr. Poore said there are some zoning requirements that the building will not be able to meet, especially the minimum setbacks, the building frontage and architectural design, and site improvements such as street trees and pedestrian lighting.

Councilor Mahoney was comfortable with this not having to go to the Planning Board. The rest of the Council agreed.

Item 10 Order to authorize the Town Manager to execute a Municipal-State agreement with the Maine Department of Transportation regarding long-term ownership and maintenance responsibilities associated with street lighting, bicycle and pedestrian amenities on the Martins Point Bridge.

Public comment period opened; no public comment.

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

Item 11 **Order to authorize the Town Manager to execute a Municipal agreement with the City of Portland regarding long-term ownership and maintenance responsibilities associated with street lighting, bicycle and pedestrian amenities on the Martins Point Bridge.**

Councilor Anderson moved the order; Councilor Goldberg seconded.

Public comment period opened; no public comment.

Motion carried 7-0.

Item 12 **Order to authorize the Town Manager to execute a quit claim deed for Map U45 and Lot 005.**

Public comment period opened; no public comment.

Councilor Mahoney moved the order; Councilor King seconded.

Motion carried 7-0.

Item 13 **Report from the Appointments Committee and order relative to filling various vacancies on Boards and Committees.**

Councilor Farber recommended they appoint David McConnell for the Zoning Board alternate.

Councilor Orestis moved the order; Councilor Goldberg seconded. Motion carried 7-0.

Item 14 **Discussion about future Council agendas**

Mr. Poore discussed upcoming agenda items.

Item 15 **Order to go into Executive Session pursuant to the Laws of Maine to discuss and consider the acquisition of real estate rights, pursuant to 1 M.R.S.A. § 405 (6) (C).**

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

The Council entered executive session at 10:05 pm.

Adjourn

The Council adjourned at 10:45 pm.

Respectfully submitted,

Melissa Tryon
Recording secretary