

Minutes of the FRANCIS TOWN Planning Commission Meeting and Public Hearing

August 26, 2009

Recreation Building 2319 South Springhollow Road, Utah

The Francis Town Planning Commission convened in regular session Wednesday, August 26, 2009 in the Francis Town Recreation Building.

PRESENT:

Chair: Susan Cann
Vice Chair: Peter Swisher
Commissioner: Gio Melendez
Commissioner: Dorothy Sullivan
Alternate: Kristie Bair

City Planner: Alison Weyher
City Engineer: Scott Kettle
Secretary: Susan Moses

ABSENT:

Commissioner: Bill Crystal
Commissioner: Sheldon Thompson
Commissioner: Scott Buchanan

IN ATTENDANCE: Lane Lythgoe, Cortni Swisher, Gene Atkinson, Tal Adair, John Barclay,

Opening:

Chair Susan Cann called meeting to order at 7:05pm.

Approval of Minutes:

Peter Swisher motioned to approve the minutes for June 24, 2009. Gio Melendez seconded the motion. Motion passed unanimously.

Alison Weyher stated that at the Town Council meeting last week an ordinance was passed to comply with the Utah legislature's new enactment on minutes and recordings of public meetings. Recordings must be available to the public within three business days. Draft minutes must be available to the public within fifteen working days.

Agenda Item Number Three: Discussion and recommendations of proposed location and design of New Town Building – with Public Hearing

Alison Weyher handed out copies of a staff report from July 9, 2009 written by her, Scott Kettle (Town Engineer) and Kraig Powell (Town Attorney) giving a history, required functions of a Town Hall, options the Town has reviewed, and funding scenarios. Alison Weyher stated the Francis Town Development Code chapter 5.4.13 requires a site plan shall be submitted for review by the Planning Commission prior to the issuance of a building permit. Added this is for all buildings in the public facility zone. All signs, fences, wall, lighting, parking, access, architecture and landscaping will be reviewed by the Planning Commission at the time of site plan review. Alison Weyher stated you will want to make sure it complies with all of the setbacks and the required number of parking spaces, landscaping approval and everything else. In addition there is no requirement in the development code for a public hearing in the public facility zone. So tonight's public hearing is so we can get additional public comment on the proposal and what people want to see in the new building and do they want the new building. Alison Weyher stated we all know this project is the subject of a referendum which will be held in November. The Town is proceeding to get some preliminary designs now because of the funding mechanisms and the need for speed to be able to move forward if the referendum passes. Alison stated there will be another open house on September 15th, it is an information gathering open house and then a public hearing and review at the Town Council meeting on September 22nd.

Scott Kettle handed out a site plan and a preliminary drawing of the floor plan, and two options for the outside of the building.

Scott Kettle stated we are here tonight to get input from the Planning Commission and the public. As far as the site plan, the landscaping, the parking and that kind of stuff we will wait until we know what the building is going to look like. We have handed out a schematic of how we are going to situate the building on the property. It does have the 20 foot side setbacks and the 30 foot front setbacks. We are required to have 17 parking stalls we have more than that; how far we build the parking lot depends on the budget.

Due to the time constraints of the loan, the Town is moving forward with the design of the building. Basically what we want to do tonight is get input from the Planning Commission, input from the public, then we will have the open house and get more input, then we will take it to the Town Council and get approval and once we have done that we will start with the design, so once the election is held, and if it passes we can move forward, the project is bid, close on the bond and start on construction. If it is voted down then we are done. Added tonight we are here to get input, we have a rendition of a couple of options. We have been working with Lane Lythgoe of Lythgoe Design Groups and he is here tonight to answer questions.

Lane Lythgoe stated he has made some preliminary plans after talking to the Mayor, Scott Kettle, Lynette Hallam and Susan Moses. He has driven around the community to look at some of the characteristic of the architecture to make sure the design fits in.

Susan Cann asked why we needed a kitchen if it was just going to be used as a break room.

Gio Melendez asked if the Council Chambers were going to be used as a multi function room or is it just for Council chambers. Asked if the Town had plans to rent it out. If they are not going to rent it out, it looks great, but if they are looking at a multipurpose use, some things need to be changed.

Scott Kettle explained it was meant to hold Town Council and Planning meetings it could be rented to the irrigation company for their meetings, it is meant to be a meeting room, it was not meant to be rented out for catering. The kitchen is for the employees to have a place to fix and eat their lunch, and possible a place to have appreciating dinners and Christmas dinner for Town Council and other board members.

Susan Cann asked if it was the law to have a unisex bathroom.

Scott Kettle answered at first we thought we needed one more bathroom stall, but after further research found we do not, so that will be turned into more space for files.

Dorothy Sullivan asked what will happen to the park building.

Scott Kettle answered it will stay the same, a public building, that is rented out.

Dorothy Sullivan asked how much park will be taken up with the new building.

Scott Kettle answered the new building will be built across from the park, so none of the park will be used for the new building. The trailer will be torn down, giving more space to the park.

Peter Swisher asked if the new building will hold all of the town's documents.

Scott Kettle answered yes, explained we will store records in the file room and also in the Council Chambers behind the Council table is storage for building plans.

Gio Melendez asked what R/T stands for.

Scott Kettle answered Recorder and Treasurer.

Gio Melendez commented he felt the offices were too far from each other, they need to all be close together so the workers are not spread out.

Scott Kettle explained the front big office is for the recorder (Lynette) and treasurer (Susan).

Gio Melendez asked about office 1, 2, and 3. Scott Kettle explained office 2 or 3 would be used for public works (Luke) until an office was build in the public works building, office 1 would be for the planner (Alison). The extra office could be rented out, maybe to the water company.

Alison Weyher asked if there was an office or someplace the council members could keep their books and materials. Susan Moses explained that in the council chambers behind the dais there will be storage and part of that will have cubbies for the council members and planning commission to store books and materials, also in the conference room there will be a credenza they can use to store things.

Gio Melendez asked if a council member came into work would they have a place to do that. Susan Moses answered yes in the conference room or the council chambers.

Alison Weyher asked which way was the building oriented. Lane Lythgoe answered the front faces Springhollow road.

Scott Kettle added there will be parking on the south side and in the back behind the building. Added there will be a sidewalk along the south side and a door on the south side people can use.

Dorothy Sullivan asked what the cost per square foot is. Lane Lythgoe answered between \$175 and \$230 depending on the finish, how much parking, and how far the utilities have to go.

Scott Kettle added that we will stay within our budget of \$639,000.

Peter Swisher commented it is important to have glass in front of the record and treasurer's office so you can see the comings and goings.

Gio Melendez commented with the parking in the back people will not use the front doors, unless we keep the back doors locked.

Lane Lythgoe responded one mistake municipalities make is having all of the parking in the front and pushing the building to the back creates an eyesore.

Gio Melendez is concerned about the snow falling off the roof in the winter time onto the sidewalk. Asked if there was a way to have a beautiful front with access in the rear.

Peter Swisher commented for the most part you are going to have four spots filled on the side; the back parking is going to be for meetings with access in the back.

Opened to Public

Tal Adair asked if you are parking in the back and all of your offices are in the front and people are walking through the building, who is protecting the critical information.

Peter Swisher stated the back door has to be locked.

Gio Melendez commented then we are forcing people to walk the perimeter of the building to use the front doors.

Scott Kettle responded during normal business hours people are going to park on the side closest to the front doors. During council meetings people will park in the back and use the back door.

Tal Adair commented that in some of the larger municipalities instead of a door going into the clerk's office they have a window you can go up to, to do your business. You can see people coming in the lobby. You have a gate up to keep the public out of critical areas.

Scott Kettle explained we do have a counter in the clerk's office for the public to come up to, the public would have to go pass the counter pass the clerk through the work room to get to the files and records.

Tal Adair asked what the cost to maintain a building this size is. My concern as a citizen is the cost; even though it is a good deal can we afford the cost. We all know we need a new building, but can we afford a building this size? Where is the revenue to fund this building?

Gio Melendez commented we have a vaulted ceiling in the council chambers and a lot of square footage we are not going to use right now; we can close it off, turn the heat down. We can afford the building but can we afford to put anything in it? Asked if we had looked into grants if we use greener architecture.

Lane Lythgoe stated we have looked at this from the stand point of the economy and efficiency. I am very aware of LEEDS certification. This building is basically a box, it is square; we have tried to minimize the penetration of the north side, and open penetration on the south side. We are looking at going with a truss roof; a hip roof is very efficient, very economical, a very sturdy and stable roof system, we can insulate we have built into this a two foot hill height on the truss that allows us to pile up 1 ½ feet of insulation on the outside wall, that is where we get a lot of heat loss. We are thinking about putting a foam board on the outside that will give us more of an R factor. One of the things you try to do for LEED certification is take care of what is call the building envelope, which is basically the shell. If you can take care of the building envelope, the mechanical systems your electrical systems, heating and cooling systems and everything else you can minimize your loss. As we have gone through the preliminary designs of this building we have looked at all of those aspects of LEEDS and building green.

Peter Swisher commented that a lot of the area is the council chambers, and we could increase our efficiency by keep the doors shut and the heat turned down when not in use, which is about 90% of the time.

Lane Lythgoe stated we are looking doing condition crawl space instead of slab on grade. The floor in the recreation building is slab on grade which is concrete. It is problematic in A. it wears out the occupants that have to work in that environment B. it is very difficult if you go back and retrofit for example you have to change the plumbing line it is a nightmare because you have to jackhammer up the cement, tear up carpet, tile, or wood floors. Added have use condition crawl space over the last ten year and it has been very successful and is very happy with it. Basically it future proofs your building. If you do have to retrofit anything you get under the building and everything is there. What could cost you thousands of dollars with a concrete floor will only cost you hundreds of dollar with condition crawl space. We would put all of the mechanical systems in the floor. We would have to heat the crawl space to 45 degrees to keep it from freezing. But there are a lot of advantages.

Peter Swisher asked if that would raise the building.

Lane Lythgoe answered we build up the site a little bit. We need to get 4 feet of gravel to the bottom of the floor joists.

Tal Adair asked could you put ceiling fans in the council chambers.

Lane Lythgoe answered absolutely.

Alison Weyher commented that Mayor Bergen was going to talk with Chad Ambrose of Utah Power about grants and talk about ways to save energy on the new building.

Lane Lythgoe recommended we put money towards the envelope of the building, good quality materials on the outside and insulation. Added there is a lot of hype about solar panels, they are wonderful, but the pay back is still out there too far. You will get the best bang for your buck by concentrating on the envelope of your building.

Gene Atkinson stated he was the one who initiated the petition drive to put this on the ballot. Added that when he talked to Kent Jones at the county, he told me that of the date the petition was certified the Town was not to do any more planning, drawings, meetings or any of this kind of stuff until after this vote is taken in November. Added that petition was certified by the county clerk sometime around July 10th. We had to have it in by July 2nd. Those names where certified within five days, there should not have been anything going on. When the town had its meet your castle meeting on July 19th, there was nothing here but a square box drawing, so I am taking that as all of these drawings were done after this petition was done by the county.

Alison Weyher responded I am not an attorney, however I do know about this because I have been involved. The first point is that a referendum on the local building authority is different from a normal referendum; there is very strict language in the states statute of how that referendum is held. In this instant the county clerk is not the one who certifies the petition. Kraig Powell (Town Attorney) and Alison meet with Ken Jones and Helen

Strong the County Attorney and the reality is the petition was certified at the August Town Council meeting.

Gene Atkinson replied the Town Council does not certify the petition, the County Clerk certifies the petition.

Alison Weyher correct and explained we had to research this and I do not have the state statute in front of me, but the local building authority is different than a general county referendum, it is a very pacific entity and when you are dealing with lease revenue bonds as opposed to general obligation bonds then it is strictly a municipal certification. A general obligation bond would require the county clerk to make that certification. But because these are lease revenue bonds and the bonds are being paid with revenue generated by projects it does not have to be certified by the county clerk but by the Town Council. Added that as far as spending money, part of the funds that has been spent are funds that the Town has, part are a requirement of the grant.

Gene Atkinson commented that he thinks there is a severe disconnect between the City Council and what is going on out here in the real world. I want to ask you who made this statement "Utah is one of only seven states in the United States that is completely immune from the effects of this recession." Gene stated the Mayor made this statement in January of this year at the Town council meeting. Added here are some facts for you, 1. Foreclosure filings for Utah have doubled; we are fifth in the nation for foreclosures for 100,000 in population. 2. In July the state government reported Utah lost 46,000 last year, and then a month later they came out and said we were 50% too low, Utah is around 6% unemployment and according to Wells Fargo this is the worst rescission for Utah since it started to keep records. 3. The State of Utah has lost 2.5 billion dollars in taxable wages so far this year. Gene commented after the budget was approved off of the current year estimates of 08 he called Lynn Thompson up at the treasures' to ask him if the City of Francis was likely to see \$185,000 in property taxes revenue coming in, after he stopped laughing he said hell no. Both of those figures on that budget, Cities get a 1% increase per year. This budget that was presented for approval was \$150,000 for 08 to \$169,000 for 09 up to \$185,000 for 2010, you are going to see \$153,000 not \$185,000. You drop that down here that makes these appropriations from the general budget almost \$300,000 in both of those years. Added it is against this economic backdrop that this \$700,000 loan was pushed through as quickly as possible. Gene stated that Mayor Bergen said they were doing it through the local building authority to ensure that no property taxes would be used to pay off this bond. It does not matter whether it is property tax or some other tax that is levied we are all going to have to pay for it. Gene opinioned the reason it got pushed through the local building authority was so it would not have to go to the voters of this town for a vote is because they knew it would be denied. We do not need a \$700,000 unfurnished building. We should not do anything else on this building until it comes up for a vote. Gene opinioned this will get voted down, we got over 50% of the voters in this town to sign that petition, and we had 6 days to do it in. Added we should not have the tax payers and citizens paying more expenses on this until after the elections in November.

John Barclay opined he felt for two fulltime and one part-time employee the cost was too high.

Peter Swisher asked if we had considered extending the roof line to cover the walk ways so we do not have to deal with the snow.

Lane Lythgoe answered it could be done but would cost more.

John Barclay asked if the council chambers would be used for any other purpose.

Scott Kettle answered Town Council, Planning Commission, Board of Adjustments, and possible water meetings.

John Barclay commented it seems we are spending money for something we already have. Asked why we can't have meeting here like we do now.

Scott Kettle responded that this building (recreation building) was built as a community center and was not designed to be council chambers, we are trying to have dedicated council chambers where we can have microphones and good hearing and things like that.

Lane Lythgoe commented municipalities have dedicated council chambers and they are only used for public meeting but that is the nature of the beast.

John Barclay asked what the purpose of the kitchen was.

Lane Lythgoe answered a place for the employees to have a break room a place to eat. Added you do not want to just build for the current needs right now, but for the future. If you don't build for the future you end up adding on and that is more expensive. But at the same time you do not want to build so big that you have to grow into it for ten years. There is a balance to that.

Tal Adair commented in the environment we live in there is a need for recycling energy and stuff like that. It is important that we have down lights, so we do not have light pollutions so we can see the stars at night. Also have we considered the design for the parking lot and the amount snow we have to push. Asked what kind of a sound system are we putting in the council chambers, and have we considered that one day we may have people sitting out in the halls can we have speakers and switches placed in the halls or can we put additional seating in the conference room and still have sound.

Lane Lythgoe answered that was his intent with the conference room, to use as an overflow, you could put a plasma screen TV in the conference room and a camera in the council chambers so you can see and hear what is going on. It has double doors and there is some flexibility there.

Peter Swisher asked if we had considered moving the screen behind the council table.

Lane Lythgoe answered we have toured a couple of facilities and you place the podium so it is at a ninety degree angle to the over head screen, the audience can see the screen, most of the council can see the screen there may be a few council members that have to roll their chairs back. Added we did a number of layouts and options and this is the one we settled on.

Tal Adair commented that out of respect for our Mayor and Council members we should make it comfortable and easy to see asked if we could have two screens one in the front and one in the back.

Scott Kettle responded we have looked at a lot of options and some council have a monitor in front of each council member. Those are some of the things we have talked about.

Lane Lythgoe commented we have gone around on this plan and I apologize to Gene I am not sure what the underlying undercurrents are going on with when I am suppose to be here and helping out or not, and I feel uncomfortable, I do not want to break any laws or ordinances, so I would like to have some homework done to find out exactly when I am suppose to be here and I will be happy to be here.

Scott Kettle responded you were directed by the Mayor to be here.

Lane Lythgoe commented I am happy to be here and my passion is architecture and I want to solve problems that is what I do.

Scott Kettle stated before we spend a lot of time on the interior of the building we would like to get some feedback on the exterior, that is what we would like to get so we can be ready for the next open house.

Tal Adair asked if the option has been looked at to reduce the size of the building to satisfy the citizens in our budgetary needs. Could a building be built from an architectural design and be added onto later. Tal Adair stated from his understanding this loan does not have to be used all in one shot. There is nothing to say we cannot go back to the well.

Alison Weyher stated unfortunately, under a normal loan from the CIB to the local building authority that would be the case, the money could be used for future expenses and improvements but because of the referendum the fund must be used specifically for this building and what we do not spend will be sent back to the CIB.

Tal Adair asked the architect if he could design a building that would reduce the overall cost and that could reasonable be added onto as the city's needs change.

Lane Lythgoe answered that bigger question would be the site issue can we expanded

in a reasonable way that would not impact the public works building to the east. Added that this plan could easily be added onto. Lane stated that additions are always more expensive.

Gio Melendez commented I agree with you. Added I from what I understand about what is going on, the need is for the offices. If we could draw a line (showed on map) and build just the offices, work room and restrooms and then as the town expands and we need room we can talk about expanding the building and whether or not we want to this a council chambers or a multi function room.

Lane Lythgoe stated we need to address the project scope, the project scope deals with what do we want to do with this money what is our intent with this project. The project scope under that scenario we would have to say, this is our intent, this is what our program is for the town hall we will do phase A and in the future we will do phase B and we may even do a phase C. That comes back to original intent of the project scope. Then you give that to me and we can plow forward on this. Added I based this plan on the project scope of 65 feet by 65 feet Town Hall with 4,200 square feet with council chambers. We can do anything but as a group you have to come up with a solid solidified project scope you can turn over to us so we can design. Lane stated he could do whatever works for the town, he has done phasing, and at times it makes total sense and other times it does not and you have to estimate what the expansion of your city is going to be and try and hit that mark because you have good financing or funding

Gio Melendez commented if we have a design with the intent to phase the cost will be minimized and it is better than making it up as we go alone

Lane Lythgoe stated phasing works, but it is definitely more expensive and more disruptive.

Tal Adair stated he would like to see xeriscaping it takes into account the diversity in our community, feels it is cheaper to maintain. Added he would like to see material used on the exterior that are maintenance free, does not like stucco because it cracks.

Lane Lythgoe responded I am a fan of xeriscaping, but with public buildings it is appropriate to put grass in because it is a public space, and people do like to come and sit on the grass. Lane suggested that we do a blend of both. Added that LEEDS talks a lot about site development, there is this heat island effect, if you do not protect the asphalt you have a heat island, with LEEDS they promote putting in lots of trees. Trees take water but you can put in drought resistant trees.

Lane Lythgoe explained that hardy board was a cement base product that he uses a lot. It is fire resistant and almost indestructible, it is a little more challenging to put on, but it does not pick up moisture, it does not crack. Life time of 40 years need to be painted every 15 years.

Tal Adair asked if we have taken into account what the rest of the property is going to look like. When we grow up what do we want to be. Suggested we look at the whole complex and how that intertwines with the citizens that live here.

Susan Cann answered that is one reason why we want input; we want to know what the citizens want to see.

Scott Kettle stated the purpose of this meeting is to get started; we will have a couple more public meeting and an open house. Take the plans home, study them, come to the open house and give us your comments.

John Barclay asked if the resolution passes in November, does this go away.

Susan Cann answered yes.

Gio Melendez asked if the resolution passes how do we pay for what has been done so far.

Scott Kettle answered with money the Town budgeted for the building.

Lane Lythgoe was excused.

Gene Atkinson said going back to what I said about the severe recession we are experiencing right now, I do not want anybody to think the petition we took around was about no town hall, that was not the intent; we were looking for why can't we go out from here and build an addition on to this building, for \$150,000 to \$200,000 we could have three offices, we do not need another restroom or a another kitchen, we have room here for our meetings. For \$200,000 dollars we could do something, we do need something that trailer is a rats nest. A couple of years ago Lee Snelgrove had a plan to do that. We are looking to spend this kind of money when we are still without a sewer treatment plant, we have some serious problems and I would like you all to take a look at the budget. What is going to happen on the budget for 2011 when you try and balance this out? Does not think the money is there.

Gio Melendez commented I understand what you are trying to say, but the intent of this meeting and the intent of the public input here is to talk about the actually design. The Planning Commission is an advisory board and takes duties given to them from the Town Council it is not our position to say, wait a minute we are looking at the budget and we don't think this is going to work out so we are not going to do anything. I think the venue you are looking for is the Town Council.

John Barclay commented that you do not get to ask question at the Town Council unless it is a public hearing.

Tail Adair asked is there enough parking spaces. And are the large trucks from the maintenance sheds going go through the parking lot.

Scott Kettle answered the parking code requires 17 parking spaces, we have more than required.

Alison Weyher added that the code states for a government building it requires 1 parking stall per 250 square feet of floor area. We have the parking for the proposed building along with the additional parking for the community center. We would hate to see all this turned into parking.

Scott Kettle showed on the map the drive way for the maintenance building and the entrance to the parking lot for the new town building. Explained there is a couple hundred feet from the backside of the parking lot to the driveway of the maintenance building. Right now it will be pastured and irrigated. It could be graveled and used for Frontier Days Parking.

Tal Adair asked if we knew the monthly cost to maintain new building.

Scott Kettle answered that is research we will do.

Tal Adair asked if the work room was large enough to support enough filing cabinets to keep all of the files and documents secure. Scott Kettle responded yes.

John Barclay asked if all the computers would be connected. Scott Kettle answered right now we only have two computers. But in the future we can add more computers that is why we have the crawl space so if we need to add more cable we can. We will considerer pre-wiring between the offices right now.

Tail Adair asked if anyone has gone out to other municipality and asked them about their growing pains and in hind sight what would they do different.

Scott Kettle answered yes; as Lynette Hallam and Susan Moses have gone to other cities for meeting they have toured different buildings and talked with those who work there. Also Lane Lythgoe has done a lot of research.

Peter Swisher commented he would like to see a more phased approach. There have been some valid points and we do need to make sure we are doing this within budget and doing this as smart as possible. So the very less we need to be provided with the option of phasing and the cost for each phase. And how it will fit our needs.

Tail Adair commented he does not want this building as it is designed know, if we do build it we should do it in phases. Or we should look at what I call contractor trailers; they are brought in and put on your site. We could build the offices area and bring in a sit on site construction trailer for council meetings to minimize the cost. They are fairly nice inside and some are large.

John Barclay commented the number one priority should be decent working conditions for the employees and adequate space. This room here is adequate for the council at least for a few more years. Let's get them out of that mess over there.

Peter Swisher asked from your points of view this is a very simplistic approach, divide this building into 3rds, you have the front third, middle third and back third. You have A, B, and C. How do you feel about phase A and starting there? Does that address your concerns?

Gene Atkinson commented the way I am looking at this thing it should be an addition to this building for \$150,000 and get it paid off.

Peter Swisher stated from an expansion stand point we are limited, if we go with the phasing on the new build even if we have to spend a little bit more up front, in the long run we have a better opportunities to expand when necessary.

Alison Weyher commented I am not sure where the Planning Commission wants to go with this, we have had a lot of good input, and we have given input to Scott Kettle and Lane Lythgoe. Peter Swisher has talked about feeling more comfortable with phasing. I don't know if you want to send a letter to the Mayor and Council.

Susan Cann commented that we need more information. Added we need more public input. We need more people in this Town to get involved more than just signing a petition. They need to come here and voice their opinions. Asked where the people that signed the petition are tonight. We need more people here tonight to voice their opinions.

Gio Melendez stated the public hearings and the open house planned right now are based on this plan here and I think and I want to go on record that I think this is not what we should be doing right now. I think each Commissioner here should go on record as to what they think and pass it on to the Mayor and Town Council as advice, and then have the Council come back and say the Planning Commission is looking at phasing they are looking at this as not a viable option. Public hearings are based on proper information not pie in the sky design based on a loan they can get.

Scott Kettle stated that the Town had a couple of public hearings before we applied for the loan, we got no public input.

Closed to Public

Peter Swisher suggested the Planning Commission send a letter and recommend three options. Option #1 the Plan we have here. Option #2 what is the cost to add on to this building and a plan for future expansion, thirty years out is it possible to expand out further. Option #3 a three phase plan with the first phase getting them out of the trailer and into a reasonable work space. Phase two and phase three are further expansions. If we get those three we can look at them with a cost analysis and see which one makes the most sense.

Gio Melendez stated I agree with you 110%. Right now we are not necessarily looking at options, we are looking at appropriations of money and that is it. Added I do not know how much was looked from a cost benefit analysis to whether or not the Town can afford it.

Peter Swisher asked do we all agree. Is that where we want to go. Added we do have a sweet deal whether we pull out \$630,000 or \$200,000 it is something we want to look at and see if a portion of it makes sense.

Scott Kettle stated he disagrees with expanding this hall. Asked do you want the Town to look like a hodge-podge? Added if you look at the phasing, you should look at building something you can phase, rather than going off of this building. You have a park you would be tearing into your park, what are you going to do with your park space, you have to construct your park space someplace else, you expanded it so much and then it does not work and you abandon it. You are using money that you could have used to start this phasing program over here with a new building.

Gio Melendez commented I agree with Scott on that aspect. But we can't throw it out without studying it and looking at everything else.

Scott Kettle stated the cost for construction to add on to this building and to construct something new over there would be the same.

Alison Weyher stated this building here was built as a community center and the funds were air-marked for a community center. I think it is possible that we could go back to the CDBG and say we want to use this building and we want to add onto it. But there is a problem with the way we stand at the moment in using this building as a municipal office, based on the requirements of the original grant.

Gio Melendez motioned that we take the idea that Peter Swisher had of three options and sending them to the Town Council. The three options being – 1. An addition to this building (community center) 2. Phased construction on the new site. 3. The full building. Along with a cost analysis for each and pros and cons for each. Peter Swisher seconded the motion. Motion passed unanimously.

Adjourn

Peter Swisher motioned to close. Gio Melendez seconded the motion. Motion passed unanimously. Meeting adjourned at 9:20 p.m.

These minutes were ____X____ approved as presented. _____ approved as amended at the meeting held September 23, 2009

Susan Cann, Chair

Susan Moses, Secretary