

DRAFT
DURHAM TOWN COUNCIL MEETING MINUTES
MONDAY, JULY 19, 2004
DURHAM TOWN HALL -- COUNCIL CHAMBERS
7:00 PM

MEMBERS PRESENT: Chair Malcolm Sandberg; Arthur Grant; Neil Niman; Annmarie Harris; Gerald Needell; Karl Van Asselt; Peter Smith; Mark Morong

MEMBERS ABSENT: John Kraus

OTHERS PRESENT: Todd Selig, Town Administrator; Police Chief Kurz

I. Call to Order

Chair Sandberg called the meeting to order

II. Approval of Agenda

Councilor Grant MOVED to approve the Agenda as submitted. The motion was SECONDED by Councilor Morong, and PASSED unanimously.

Chair Sandberg noted that there were a number of members of the public in the audience who might want to make public comments and suggested that the Agenda, which was a continuation of the meeting of the previous week, should be amended to allow this.

Councilor Smith MOVED to amend the Agenda and Insert Public Comments after Item II. The motion was SECONDED by Councilor Needell, and PASSED unanimously.

The amended Agenda PASSED unanimously.

Chair Sandberg said that public comments concerning the Agenda Items to be discussed that evening would be the most relevant, but said comments on other topics could also be provided.

III. Public Comments

Library Trustee Cynthia Cote read a statement from the Library Board of Trustees. She said the Library Trustees are anxious to move ahead with discussions for a new permanent home for the library, and that the Trustees are very appreciative of the Council's efforts to move this discussion forward. Ms. Cote said the Trustees are unanimous in their desire to build a first-rate Durham Public Library on the Town Hall site, and that the Trustees would discourage any linkage between the crucial need for a new library and the speculative disposition of any additional land purchases (i.e., the Sunoco property). Such linkage may only serve to further delay what the Trustees see as an immediate need to move ahead with library plans. Lastly, Ms. Cote said that the Trustees wish to thank the Council for the opportunity to work together to resolve the Trustees' proposal and their wish to have a permanent home for the Durham Public Library.

Judith Moyer, 33 Bagdad Road, said she was a Library Trustee and an historian, and said that in her work traveling the state speaking at libraries, she had reflected about the rich sources of resources at hand because of public libraries. She said they were cornerstones of democracy, providing access to free public information, and that as an historian and a citizen, she saw this as no small thing, not just an item with dollar signs attached to it.

Ms. Moyer said that as a trustee, she was happy to see that circulation was up and programs were highly attended, even though the library space was rented. But she said more space was needed, noting there was no separate children's room, no work room which was needed to process materials, no meeting room, no room to store donations of materials, no room for storage of VCRs and other electronic equipment, no staff room, no offices, and no room for expansion. She said the present library was crammed to the gills.

Julian Smith, Packers Falls Road, noted he was a Library Trustee, and said Councilor Van Asselt had asked some good questions. He said he was hoping someone on the Council would propose a mechanism by which Trustees could address questions that were being asked.

Mr. Smith also said he had been at the transfer station recently, and had spoken to someone there who was very enthusiastic about the facility. Mr. Smith noted that he told this person it would also be good if there were a Town library, as another focus of civic pride. He said this person had the unfortunate attitude that the Town didn't need a public library, because there wasn't anything in the library that people couldn't find online.

Kathy Berne said she was a frequent patron of the Durham Library. She said she had defended the present library on occasion because of the excellent work the staff had done with what they had, but she said they had reached their limit as to what could be accomplished there. Ms. Berne said that as a citizen and taxpayer, she was concerned that the Town was paying \$50,000 in rent every year instead of investing in a new building. She said she had great faith in the Council, and asked it to work through this issue and arrive at a financially wise outcome.

William Hall, Smith Park Lane, said he was there to speak about the process. He spoke in detail about the issue of eminent domain, and other issues of concern to him.

IV. Continued Discussion Regarding the Potential Use of the Municipal Parking Lot and Adjacent Parcels

Route 108 Sunoco Property and the Durham Public Library

Chair Sandberg noted that if the size of the parcel were to be deliberated on first, the tenor of the conversation regarding the library site might be different, because of space considerations. He noted that one consideration was how much more attractive the library site would be if it were a two-acre parcel. He explained that this was why the Council had decided to have the discussion first on the Sunoco property, and said once it had discussed this, it would move on to the second item - discussion of the Durham Public Library in reference to the Town Office site.

Administrator Selig provided detailed background information on the Town Office site, using GIS maps. He also discussed a possible land swap that previously been proposed. He

showed some designs for the proposed library and also showed design ideas for a possible town center on the site.

He said that the Town Office acreage totaled one acre, including the historic Court House footprint, and said the property had most recently been assessed for \$750,000. He noted that the Town had held negotiations to buy Mr. Smith's property in the past, but said these offers had not been accepted. Administrator Selig said that Scott Mitchell, a Realtor, had shown the Town a signature page of a purchase and sale agreement with Mr. Smith, but Administrator Selig said he did not know the terms of this agreement.

He explained that the reason the Sunoco property and the library issues had come together was because there was concern that there was insufficient parking to support the operation of the Town Office, the Library and the Court House.

Administrator Selig noted that many Durham residents felt the Town should acquire Smitty's site for various purposes, not just for a library site. He said that if the Town wished to move on this site, it should do so now, because if the property were developed further, it would be more difficult to acquire it. He said it was important for the Council not to delay working through its concerns about this issue.

He listed a number of core issues that needed to be looked at, including the degree to which the Council/Town supported a new library; the highest and best economic use for this property; and possible reasons for using it as a municipal site, even though this was probably not the best economic use of the site.

Chair Sandberg said the pivotal question seemed to be whether commercial or municipal development was preferred for this site.

Councilor Smith asked Administrator Selig if he understood what the words "purchase and sale agreement" meant, in the context in which he had used it. Administrator Selig said his understanding was that the agreement between Mr. Smith and Mr. Mitchell set the purchase price, which at present was unknown, and set out certain terms and conditions in order for the transaction to take place. He said he did not know what the terms were, and said that Mr. Mitchell might be able to tell the Council more about this.

Councilor Niman said he had recently spoken to Mr. Smith and Mr. Mitchell, and from the conversation, was of the understanding that the property had been sold to Mr. Mitchell.

Councilor Smith asked for a meeting with Mr. Smith and Mr. Mitchell, so he could access to this same information.

Chair Sandberg said he thought it would be useful to discuss what the role of a legislative body was concerning the use of eminent domain, and asked Administrator Selig to speak about this.

Administrator Selig said that he had discussed the issue of eminent domain with Mr. Mitchell, noting it was a potential course of action. He said he had assured Mr. Mitchell that the Council had not made a determination on this, but had outlined possible directions the Council could move in.

Administrator Selig described the eminent domain process. He said if it were undertaken, the person whose land was taken would be compensated at fair market value. He also said the Town would need to have a valid purpose in mind, such as a library, fire station, etc. in order to undertake the process. He described additional details of the eminent domain process, noting it was long and complicated, and was evoked after a landowner had declined selling a property. He said the process should be exercised with great caution, and only after other alternatives had been exhausted.

Councilor Needell said this was clearly a tool available to the Town, but said it was much too premature to have this discussion. He noted that the Master Plan had outlined a proposal that if the Sunoco property were available, the Town should seize the opportunity to acquire it, and then could decide what to do with it. He said the goal was to control the site, and take it from there.

Councilor Needell said he would like to discuss whether the Council was interested in moving that aspect of the Master Plan forward. He said it might already be too late for this, but said it was important to determine if the Council had the will to acquire the land, or else that aspect of the Master Plan could be dispensed with.

Councilor Morong asked Administrator Selig to speak about the Town's offers to purchase the parcel in the past, with the Master Plan in mind.

Administrator Selig provided details on this, noting the chronology was somewhat hard to track because there had been so many discussions concerning the property. He said more recently, \$750,000 had been budgeted for the property two years ago, and was still available if the Town wanted to use it. He said that most recently, Mr. Smith was looking for \$850,000 for the property, which was then reduced to \$800,000, which was still higher than what the Town was thinking of paying. Administrator Selig provided additional detail of previous negotiations, noting he had liked the idea of the land swap when it came up, because it would mean the Town would not have to expend funds, while Smitty's property would become optimal for development purposes.

Chair Sandberg asked what the determination of the Council was on this issue.

Councilor Morong said he didn't see that the Town could consider buying the property when it had no idea if there even was an option to do so at that point.

Administrator Selig said Mr. Mitchell had come to talk with him about the most recent agreement concerning Smitty's in the spirit of friendship, and wished to talk more about land swap idea. He said Mr. Mitchell had said he would rather work in cooperation with the Town, and Administrator Selig said he had told Mr. Mitchell that the Town might be interested in buying the property. He said Mr. Mitchell had said he would prefer to develop the parcel himself, but said that if the Town wanted it, he would be willing to sell it for \$1,000,000. Administrator Selig said he felt confident that the Town could acquire the parcel for that sum of money.

Councilor Smith noted that the #1 recommendation in the Master Plan pertained to Smitty's property. He said he was involved in the Master Plan process, and said there was no assumption that Smitty would want to sell his property. He said it was also well known that

a public entity could invoke eminent domain if appropriate, noting the critical element was that there be just compensation for this.

He said there no was reason to say now that acquiring the property was a moot point because of an agreement the Council did not know the terms of. He said it didn't matter what the agreement was, and said he had every reason to believe that what the agreement was, was not what he would call a purchase and sale agreement, but instead an agreement to market the property.

Councilor Smith said the key issue was whether the Town should, in an agreement short of eminent domain or including it, go down the route of acquiring the property, and if so, if this should be done independent of the library, or thinking what the linkage of this was to building the library.

He noted a comment by Cynthia Cote who urged that there be a de-linkage between the two issues, and said this was a valid argument. But he said he was not inclined to agree with it at the moment, because he was not satisfied that the space existed to build the library without taking any further land. He said this doubt was based in part on his own conception of what the library would include, and said he didn't want it to be a project that they would have to add to a few years down the road.

Councilor Smith said a key part of that project should be public space, not just for library activities, but also for use by the Town of Durham. He said the difficulty of making a judgment about this site was that there were some features that made it ideal, yet others that made it problematic. He said he was leaning in the direction that the library should be built at the Town Office site to some extent because no adequate progress had been made on another site that was obviously much better.

He said that if a public space were to be included as part of the library project, he seriously doubted there would be enough space for it. He also said he was not contemplating that if the Town chose this space it would be because it would become an overall town center, noting this could not happen without unbelievable expense.

He said he was not going to discuss the items on Councilor Van Asselt's list at present, and said one of the things he needed to know, before voting to approve the library, was how it would be paid for. He noted a library in York, Maine that currently didn't have enough funding to operate.

Councilor Van Asselt said this issue was perhaps as significant for the Town as when Main Street became a one way street. He said he didn't believe there was enough land to do something commercial on the corner without the Smitty's property, but said there was the opportunity to make a statement about Durham on that corner with a town square. He said he did think there was enough land for this, and said would like to see information prior to the public hearing regarding room for a Town Hall, library, and senior citizens center, and regarding what could and could not be done on the site in terms of parking, etc.

Councilor Grant said the question before them was the use of the property to the rear of the building for the purpose of siting a library. He said he had additional questions that would be answered at the hearing, and that until then, he couldn't make a determination as to whether

this was the right location or not. He said he felt strongly that the Sunoco station property was peripheral to whether the library should be built at the Town Office site.

Councilor Grant also said there might well be other properties on Dover Road and on Schoolhouse Lane that could enhance the Town Office location, which could be acquired for far less expense than Smitty's. He said that if Mr. Smith and Mr. Mitchell wanted to present Administrator Selig with a purchase price, he would be willing to consider it, but he said that in the meantime, he was not willing to discuss further what the Town could do with or without Smitty's.

He said he would rather discuss tearing down the Town Garage, renting it out to student parking, and making enough money from this to pay for the removal of the building, and said that at the same time, the Town would be picking up parking spaces that would be needed for the library. Councilor Grant noted for those watching the meeting that the date of the public hearing concerning possible use of the Town Office site for the library was September 20th.

Councilor Needell said it was very significant that Trustees had again that evening repeated that they had made a unanimous decision to request to build the library on this site, and were asking that this be disconnected from the Smitty's issue. He said he agreed with Councilor Grant that a lot of questions needed to be answered regarding the library, but also said he was leaning toward the idea that it was not that relevant as to whether to include the Sunoco property, although noting the option to work with Mr. Smith if the land swap was desirable. He said there were three options available: doing nothing concerning the Smitty's site and the Town Hall site; obtaining the site; or working around not using the Smitty's site, but doing the library.

Councilor Niman said his understanding was that Mr. Mitchell was not working as a broker for Mr. Smith. He also said libraries were important to him, and he would like to think of himself as a big supporter of libraries. But he said Councilor Smith made a good point about the importance of knowing how the Town was going to pay for it. He said he was very uncomfortable that paying for the library might come at the expense of driving citizens out of Town because they could no longer afford to live in Durham.

Councilor Niman said he would support the library as long as a funding source could be identified, or if the Town could identify what it would be willing to give up in order to have a library. He said this was a reason why he had not been a big fan of putting a library on the Town Hall site, explaining that he thought this site was capable of generating significant tax dollars, which could help finance the library. He said if the Town would be willing to spend a million dollars for a piece of property, he would rather spend it in a better location, noting that his vision was that they locate the town center someplace else.

Chair Sandberg asked if Councilor Niman could share his economic conception as to how that vision would work. He noted that during the Master Plan process, great concern had been expressed about the appearance of the community, and the possibility that Durham would go the way of the Miracle mile, as seen around the country. He said that by taking control of the property, this would provide the Town with the opportunity to make some definitive determination as to what the area would look like, whether for municipal, commercial, or historic purposes.

Chair Sandberg said the Town was several years into this discussion, and the legislative body needed to say what it would like to see this area look like. He described a possible vision of how the area could be built out, noting this was something that could encourage financing, including by members of the public who would possibly make donations for this vision.

He said the issue came back to whether this should be a municipal area, to meet the needs of the community, and whether, if such a plan were feasible, if it would help preserve the character of the community. Chair Sandberg said he was really concerned that if the site was strictly commercial, the Zoning Ordinance wouldn't be able to adequately preserve the area the way citizens wanted it. He also said he disagreed with Councilor Grant about isolating the library question, because the potential existed for a much superior structure if two acres were available.

Councilor Morong asked for clarification as to whether Chair Sandberg was saying there should be commercial or municipal buildings. He also noted that if the Town wanted Smitty's for commercial purposes, eminent domain couldn't be used for this.

Councilor Niman said perhaps the land swap could get the Town to almost where it wanted to go. He said this would provide road frontage, so a building could be put building between the Court House and Town Hall, but said the Town would be left with the concern about the approach coming in from Route 4. He said Mr. Mitchell's plans were to put a gas station on the back portion of the Smitty's property, and said if the Town was nice to him, Mr. Mitchell might consider building an architecturally pleasing gas station, so that the service station islands would be back a ways, and someone coming down Route 108 from Route 4 would have beautiful view of the Court house.

Chair Sandberg noted a number of issues had come up in the past concerning the land swap idea, one of which was the developer's requirement that the right-of-way between Town Hall and the Court House would be retained. Chair Sandberg said the Planning Board and the Council had both had a problem with this. He said another concern had been the adequacy of the space for all the municipal uses that were desired.

Councilor Grant said his recollection of the Master Plan was that it did focus on the Sunoco property, but also discussed the possibility of developing an area in the downtown or Madbury Road area, where there might be properties available in a price range that would be more conducive to integrating the downtown. He noted that developing in these locations would also contribute less to sprawl out into areas near the Oyster River and other scenic and historic parts of the community. Regarding Councilor Niman's comments, he provided clarification that the last proposal from Mr. Mitchell and Mr. Smith had involved keeping the access between the Court and the Town Hall, and the swap would give away the parking availability for the library.

Councilor Smith said he found it hard to believe there could be enough tax return on this property along Dover Road to rate turning it into a commercial area, because of the amount of land, and also the realities of who bought and sold land in Durham. But he said he would be interested in seeing the data on this. He also said he hoped that when the Trustees participated in the discussion on the library, they would have answers to Councilor Grant's question as to whether, for the same or less money, the Town could purchase land, by eminent domain or otherwise, in the downtown area.

Councilor Smith said he had heard that the Town Hall location was attractive because it wouldn't cost anything, and all the money would go into the building. But he said if it were possible to get land downtown for less than the Town would have to spend if it integrated Smitty's, this needed to be considered. Regarding architectural controls, he said the Town could enact these if it wished, within limits. He also noted concerning eminent domain that it could include taking and turning over land for private development, but said this could only be done within certain limits. He said the Town would need to explore what those limits were if it decided to go down that road.

Councilor Niman asked Van Asselt about some of the alternatives he had mentioned, such as putting the library, Town Hall and also elderly housing, at the Durham Business He asked Councilor Van Asselt if he was still interested in this idea.

Councilor Van Asselt noted one of the options he had listed was that the Town could do nothing, and said he wanted to be sure it was on the table too. He said he had put the Business Park on the list because he could see doing something dramatic there in terms of municipal development, but said he hadn't raised it that evening because the question at the moment was what concerned with what to do at this corner. He said the question was whether there was enough land there for the library, and if not, Administrator Selig would tell the Council how much more land was needed, and the Council could go on from there. Councilor Needell said the question the Council could address to some extent was whether it would move forward on the Master Plan request that the Town move on that corner. He said there seemed to be reluctance by Council members to say that the municipal center was a good idea, and said the Council might decide this was not the place to do anything.

Councilor Van Asselt said in order to decide whether to use this piece of land, the Council needed more information. He suggested that the Council ask Administrator Selig to give it information on what land the Town had, and how much more was needed, before the public hearing. He also said it would be good to get some clearer numbers as to how much the library would cost, and also need how much this land would produce if the library, etc. was put someplace else.

Councilor Morong suggested the Council should use the same criteria that would be used if considering a commercial property, and said the real question in his mind was whether the project could be done on this site without acquiring more land.

Administrator Selig said these same issues had come up 2 years ago, and at the time, there was to have been a meeting between the Trustees and the Council, but this never happened. He said the Council had let the issue sit, and said he did not want to see that happen again. He said if the Council made the decision on whether it wanted to use this site for the library, given its limitations, then it would be appropriate to go to the Trustees and ask for more detail on layout, etc.

Chair Sandberg asked the Council to consider whether it could buy into the idea that this location would work for them. He said how big the library would be, and how it would look would come after that.

Councilor Grant said he hoped the Trustees would make a presentation that would cover some of these details. He said that backed up with questions from Councilors, they should be able to have a full discussion and get answers to these questions.

Chair Sandberg declared a five-minute recess.

The meeting resumed at 9:08 PM.

Chair Sandberg said the Council was now moving on to discuss more specifically where the Council stood concerning the use of the Town Hall site for the library.

Councilor Needell said he would like to endorse the Trustees' proposal to put the library on this site. He said that based on the discussion that evening, it was clear there were conflicts as to what this site might or might not look like in the future. But he said he would like to move this part of the discussion forward.

There was discussion as to whether a motion was needed for this. Councilor Smith said he would vote against such a motion because it was premature. Councilor Needell agreed, but said he wanted to endorse the concept, so the Trustees could take it to the next step, the public hearing.

Councilor Van Asselt said it was important to get a consensus on this. He also said he would like to get information and consensus before the hearing concerning preliminary cost estimates, etc for the library and other possible municipal development of the site.

Chair Sandberg questioned whether this was a manageable request, and Councilor Grant said it was an unreasonable request, because too much visioning was involved. He said the Trustees should be able to explain how they would make efficient use of the property, and still permit continued operation of the Town Hall and Court House. He also said he didn't think Administrator Selig should provide this information.

Administrator Selig said the Trustees had been focusing on library needs, and not on the needs of the Town Office as it related to this.

Councilor Needell said the Trustees had come forward with the concept for the library, and it was not fair to ask them to think about larger planning issues for the site.

Councilor Smith said he was not prepared to endorse this until hearing from the public at the public hearing. He also said he didn't think they should be asking the Trustees to plan the municipal center, but said he did believe that the issue of public space in the library should be under consideration.

Councilor Morong said he looked forward to seeing the proposal by the Trustees for a library. He said he endorsed idea of having the library at this site, and looked forward to seeing it, and how they planned to use this space.

Chair Sandberg said the library Trustees had come forward with a proposal two years ago, which if endorsed by the Council, would have had serious ramifications regarding the future of Smitty's property. But he said he was hearing Councilor Needell and others say that this

issue should be put aside, and the focus should be on whether the Town was willing to give up part of its current real estate holdings for a library.

Councilor Smith said the issue simply was whether the location should be different. He said a building proposal had been made, and he was skeptical about it if the Town did not obtain Smitty's. But he said he was interested to hear the issues related to money in Councilor Van Asselt's memorandum. He said he would not vote to transfer the library to this site unless he knew where the money was coming from. Councilor Smith said he believed this presented an opportunity for joint public/private funding, and said major private funding must be explored. He said he would want to know what the library trustees had in mind, and how they would be approaching this. He also said he would want to know what the trustees had in mind regarding operating funds, because he was not prepared to vote for a building that would not have programs there.

Councilor Morong said he remembered a proposal brought forward a few years back and questions that were raised, but said he did not remember getting the answers to these questions. He said he looked forward to a full proposal that answered the questions the Council had raised.

Councilor Needell said there are a number of questions that needed to be answered before agreeing that this was a viable project.

Councilor Smith said that the simpler the questions posed from the Council to the trustees, the better. He also said the word viable referred to more than whether there was adequate square footage available on the lot for the library. He said it also referred to whether there was square footage available for future growth; where the money would come from to build it; and where the money would come from to run it. He said all of those questions had to be addressed together, or else they would all be engaging in a fraud.

Councilor Van Asselt said his memo asked those questions, and more, including whether putting the library at this location was a second or third choice.

Administrator Selig noted the plan was to compile all the questions from Councilors, and to send them all together to the Trustees.

Councilor Smith said he had read Councilor Van Asselt's list, and said the only one not there that he wanted included in the list of questions concerned the need for a public space within the library.

Councilor Van Asselt said he wasn't suggesting that the trustees plan the whole public space, but said he would be curious as to how a new town hall could be fit on the site. He said if the Town were really serious about putting a town square there, he would like to see more ideas about this.

Councilor Morong said he saw value in getting an idea of what the footprint of the building would be, and what it would look like.

Chair Sandberg suggested the Town could hire someone to provide a recommendation on this.

Administrator Selig said had not been actively been thinking about a new facility for the Town Offices. He asked if the Council wanted to keep the existing, historic structure, or was interested in raising the existing structure and building something else there.

Councilor Van Asselt said he would like to know how Administrator Selig saw a municipal structure tying in with the proposed library design.

Administrator Selig noted that it made more sense from a facility management perspective to have the library and municipal offices as part of the same building.

Councilor Van Asselt said he would withdraw this request until after the hearing.

Administrator Selig said he had been concerned about marketing the Business Park for commercial purposes, given its restrictions, and said he was concerned that only the Town was going to be able to develop the Business Park in the way it wanted to see the property developed. He also said he had thought about the idea of putting a joint library, town office at this site, which would free the current Town Office site for commercial activity.

Councilor Morong said it seemed like a lot of property for short money compared to \$1,000,000.00 for one acre next door.

Chair Sandberg said there are traffic considerations from NHDOT, although he did not know what the implications would be.

Councilor Smith said it was also true that 80% of the property is not buildable. He also said that assuming that the Town was not going to build a new Town Hall in the short term, it was important that the proposed library have sufficient space to be a repository of town records, which was secure from fire and theft.

Administrator Selig said some other questions that would have to be asked if a larger building was built would be what that would mean in terms of staffing, acquisitions, heating, etc.

Chair Sandberg said he hoped the Trustees had learned something from this discussion.

Councilor Smith said if there were any critical questions that trustees had at present, he would like to hear from them.

Lucy Gardner, 61 Durham Point Road, said she had some basic questions concerning operating budgets, etc. and said she would like to address these questions with the Council before having the public hearing.

There was discussion as to whether to hold a working session with the two groups at an appropriate time.

Councilor Smith said the idea was fine, but said the session should be held at a time when members of the public could be there. He also said the meeting shouldn't take place until the trustees had some answers to the Council's questions.

Cynthia Cote noted that the CIP proposal every year addressed many of the things the Trustees had been asking for concerning the proposed library building. She also said the Library budget provided line-by-line information on the operation of the library, so a lot of the answers already existed. She said she looked forward to discussing this information with the Council.

Councilor Smith asked what was currently in the CIP regarding the library, and Administrator Selig said the library was currently not included in it.

Councilor Smith said this was because the question of where the money would come from had not been resolved. He said the imagination of everyone was needed in order to come to grips with these issues.

Ruth Moore, a former Library Trustee, said she had been on the Board when the set of plans for the library had been done, and said they were thinking that the new Town hall would piggy back part of the library building.

There was additional discussion as to whether to hold a joint meeting between the Trustees and the Council.

Councilor Needell asked the Trustees if there was information they could get from the Council that would help them develop their presentation for the public hearing.

They said yes, noting it was their job to find a site and to educate the Council, and said meeting with the Council about a month before the public hearing would be useful.

It was agreed that the joint session would be held on August 16th, an hour before the scheduled Town Council meeting. Chair Sandberg said the questions from Councilor would be sent to the Trustees in time to prepare for this meeting.

V. Adjournment

Councilor Grant MOVED to adjourn the meeting. The motion was SECONDED by Councilor VanAsselt and PASSED unanimously.

The meeting ADJOURNED at 10:00 PM.

Victoria Parmele, minutes taker