

Vol. TWO
203 pages

COMMONWEALTH OF MASSACHUSETTS

TOWN OF FALMOUTH

APRIL TOWN MEETING

and

SPECIAL TOWN MEETING

Memorial Auditorium
Lawrence School
Lakeview Avenue
Falmouth, Massachusetts

MODERATOR: David T. Vieira

TOWN CLERK: Michael Palmer

Tuesday, April 14, 2015

7:00 p.m.

Carol P. Tinkham
Professional Court Reporter
321 Head of the Bay Road
Buzzards Bay, MA 02532
(508) 759-9162
caroltinkham@gmail.com

A N N U A L T O W N M E E T I N G
I N D E X

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
1 -	Choose Town Officers	1-19
2 -	Hear Reports of Committees and Town Officers.	1-23
3 -	Authorize Selectmen to settle claims, suits .	1-54
4 -	Authorize Selectmen to apply, accept grants .	1-55
5 -	Fix Salaries of Town Officials	1-56
6 -	Authorize Revolving Funds	1-64
7 -	Amend Zoning Map - Thomas Landers Road	1-65
8 -	Amend Zoning Map - 56 Scranton Avenue	1-100
9 -	Amend Zoning Map - 65 Town Hall Square	1-101
10 -	Amend Zoning Bylaws - Marine Districts	1-121
11 -	Amend Zoning Bylaw - Chapter 240	1-136
12 -	Fiscal Year 2016 Operating Budget	1-141
13 -	Petition - Capital Budget Estimates	3-40
14 -	Petition - Bournes Pond	3-68
15 -	Amend Ch. 180 - Connection to Sewer Require.	3-98
16 -	Amend Local Comprehensive Plan	3-124
17 -	Amend Town's Class. Plan - CPC Admin. Clerk.	3-128
18 -	CPC Administrative Expenses	3-128
19 -	Fund Water Stabilization Fund	3-129
20 -	Fund General Stabilization Fund	3-130
21 -	Fund Capital Improvement Stabilization Fund.	3-131
22 -	Fund Other Post Employment Benefits Fund ...	3-132
23 -	Fund Workers Compensation Trust Fund	3-133
24 -	Fund Cost of Living Adjustments	1-139
25 -	Amend Art. 34 of the April 2004 ATM/Art. 26 Filtration Plant of 2014 ATM - Water Treat.	3-134

S P E C I A L T O W N M E E T I N GI N D E X

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
1 -	FY 2015 Budget Transfers	2-9
2 -	FY 2015 Budge Appropriations	2-10
3 -	Firefighters Local 1397 Contract	2-11
4 -	Lieutenants NEPBA Local 165 Contract	2-11
5 -	AFSCME Unit B Contract	2-12
6 -	Amend Class. Plan - Dept. Of Communications ..	2-13
7 -	General Court Petition - Room Occupancy Tax...	2-26
8 -	Fund Reconstruction of Old Dock Road	2-43
9 -	Fund Building Improvements Dept of Communicat.	2-47 &
	Reconsidered	2-118
10 -	Fund Parking Meters	2-140
11 -	Fund Wind Turbines	2-141
12 -	Fund Security Systems Town Facilities	2-143
13 -	Fund Golf Course Irrigation System	2-143
14 -	Fund Golf Course Maintenance System	2-145
15 -	Fund Beach Department Rake Equipment	2-145
16 -	Fund Dune Wall at Old Silver Public Beach ...	2-146
17 -	Fund Improvements to Marina Park	2-147
18 -	Amend Code of Falmouth - Collection Container	2-148
19 -	Purchase or Take East Falmouth Highway and White's Landing Road	2-166
20 -	Fund Window Replacement at Lawrence School .	2-168
21 -	Fund Improvements to White Pine Lane	3-7
22 -	Accept Layout of White Pine Lane From Sandwich Road/Lake Shore Drive	3-22
23 -	CPC - Conservation Restriction WHOI	3-25
24 -	CPC - Housing Authority Affordable Housing ..	3-27
25 -	CPC - Rehab W.F. United Methodist Church	3-28
26 -	CPC - Transfer Community Housing Reserve	3-33

1 P R O C E E D I N G S

2 THE MODERATOR: Will all Town Meeting
3 Members please come forward and take your seats.
4 All Town Meeting Members please come forward,
5 take your seats. Don't forget to check in.

6 [Pause.]

7 THE MODERATOR: Okay, here we go,
8 Folks, we're going to establish a quorum and
9 start the Special Town Meeting.

10 The League of Women Voters has asked me
11 to make an announcement to Town Meeting Members
12 who are seeking re-election. Town Meeting
13 Members who are seeking re-election, the League
14 of Women Voters invites all Town Meeting Members
15 seeking re-election to attend the Candidates
16 Night on Wednesday, May 6th at the Morse Pond
17 School at 7:30. At the beginning of the event
18 you'll be given an opportunity to briefly
19 introduce yourself and make a statement on why
20 you're seeking re-election, and the program will
21 be televised on FC-TV.

22 Our tellers this evening: in the first
23 division will be Mr. Netto; in the second
24 division will be Mr. Dufresne; and in the third

1 division will be Mr. Hampson.

2 All Town Meeting Members please rise for
3 the establishment of the quorum and the tellers
4 will return a count.

5 [Pause.]

6 THE MODERATOR: In the case that we
7 convene again tomorrow night, we are in need of
8 microphone carriers. So if anyone knows of a
9 couple of individuals who might be interested in
10 carrying mics for us if we're here tomorrow
11 night, please contact the Town Clerk's Office
12 tomorrow during the day so we can make sure that
13 we have that accommodation.

14 In the first division, Mr. Netto.

15 MR. NETTO: 38.

16 THE MODERATOR: 38.

17 In the second division, Mr. Dufresne.

18 MR. DUFRESNE: 81.

19 THE MODERATOR: 81.

20 Third division, Mr. Hampson.

21 MR. HAMPSON: 60.

22 THE MODERATOR: 60.

23 [Pause.]

24 THE MODERATOR: By a counted vote of

1 179, we have a quorum and I call the Special Town
2 Meeting to order.

3 All present please rise for the
4 presentation of the colors by Boy Scout Troop 42.

5 [Pause.]

6 [Applause.]

7 THE MODERATOR: Please follow me in the
8 Pledge of Allegiance.

9 [Pledge of Allegiance taken.]

10 THE MODERATOR: At this time, I'll
11 call on Sandra Cuny for our invocation.

12 MS. CUNY: Lord, when it comes to
13 meeting and communicating with other, help us to
14 be good listeners. Help us to be open-minded,
15 putting aside our own agendas. Help us to be
16 honest, without being insensitive. Help us to be
17 respectful, without being too formal or
18 artificial. Help us to question and to
19 challenge, without being harsh. Help us to be
20 aware that this is just one moment, just one
21 meeting. And lastly, help us to remember that
22 you, too, are always meeting and communicating
23 with us. Amen.

24 THE MODERATOR: We'll pause for a

1 moment of silence.

2 [Moment of silence.]

3 THE MODERATOR: Colors post.

4 [Pause.]

5 My alma mater, Boy Scout Troop 42 from
6 East Falmouth.

7 [Applause.]

8 THE MODERATOR: If anyone in the room
9 or on television is connected with one of the
10 girl scout troops, we haven't had them in in the
11 last couple of town meetings. So if someone
12 could reach out to myself, we'd like to get one
13 of the girl scout troops, and the contact I had
14 is no longer there.

15 So, we'd like to share the opening
16 ceremonies with all of our youth scouting groups.

17 Okay, at this time I'll ask for the
18 dispense of the reading of the warrant.

19 Mr. Chairman.

20 CHAIRMAN JONES: Mr. Moderator, I move
21 to dispense with the reading of the warrant
22 except for the Officer's Return.

23 THE MODERATOR: Okay, you've all heard
24 the main motion to dispense with the reading of

1 the warrant. All those in favor signify by
2 saying aye.

3 [Aye.]

4 THE MODERATOR: All those opposed no.

5 [None opposed.]

6 THE MODERATOR: The ayes have it
7 unanimous.

8 At this time, I'll read the Officer's
9 Return of the Warrant. By virtue of this
10 warrant, I have this day notified and summoned
11 the inhabitants of the Town of Falmouth qualified
12 to vote on Town affairs, as said warrant directs,
13 by posting an attested copy thereof in Town Hall
14 and in every precinct in the Town. Signed by
15 Constable James Crossen.

16 Mr. Clerk, I ask that the warrant become
17 an official part of the record.

18 At this time the chair would entertain a
19 motion for non-Town Meeting Members to sit up
20 front with their Boards or Committees.

21 FROM THE FLOOR: So moved.

22 THE MODERATOR: So moved. All those
23 in favor signify by saying aye.

24 [Aye.]

1 THE MODERATOR: All those opposed no.

2 [None opposed.]

3 THE MODERATOR: The ayes have it
4 unanimous.

5 At this time the Chair would entertain a
6 motion for all Town employees who are not
7 residents of the Town to speak on any article
8 before this Town Meeting.

9 FROM THE FLOOR: Moved.

10 THE MODERATOR: So moved. All those
11 in favor, signify by saying aye.

12 [Aye.]

13 THE MODERATOR: All those opposed no.

14 [None opposed.]

15 THE MODERATOR: The ayes have it
16 unanimous.

17 Okay. Tonight, we're going to start
18 off without a blanket on Article 1, go through
19 the Special, and when we complete it we will come
20 back to the Annual Town Meeting.

21 So, Article 1. This is to transfer
22 \$1,240,000 within the Fiscal 2015 budget.

23 Madame Chairman for the main motion.

24 CHAIRMAN MAGNANI: Mr. Moderator, I

1 move Article 1 as recommended.

2 THE MODERATOR: Article 1 as
3 recommended. Any discussion on Article 1?

4 Hearing none, then the question will
5 come on the main motion as recommended. All
6 those in favor, signify by saying aye.

7 [Aye.]

8 THE MODERATOR: All those opposed no.

9 [None opposed.]

10 THE MODERATOR: The ayes have it
11 unanimous.

12 Article 2. The recommendation is
13 indefinite postponement. This is to appropriate
14 a sum of money to supplement the 2015 budget.
15 Anyone need to make a positive motion?

16 Hearing none, Madame Chairman for the
17 main motion.

18 CHAIRMAN MAGNANI: Mr. Moderator, I
19 move Article 2 as recommended.

20 THE MODERATOR: As recommended. This
21 is indefinite postponement. All those in favor,
22 signify by saying aye.

23 [Aye.]

24 THE MODERATOR: All those opposed no.

1 [None opposed.]

2 THE MODERATOR: The ayes have it
3 unanimous.

4 Article 3. The recommendation is
5 indefinite postponement. This is the contract
6 between the Town and the International
7 Association of Firefighters.

8 Anyone want to make a positive motion?
9 Hearing none, Madame Chairman.

10 CHAIRMAN MAGNANI: Mr. Moderator, I
11 move Article 3 as recommended.

12 THE MODERATOR: As recommended,
13 indefinite postponement.

14 All those in favor, signify by saying
15 aye.

16 [Aye.]

17 THE MODERATOR: All those opposed no.

18 [None opposed.]

19 THE MODERATOR: The ayes have it
20 unanimous.

21 Article 4, this is contract with the
22 Lieutenants NEPBA Local 165. Does anyone want
23 to make a positive motion?

24 Hearing none, Madame Chairman for the

1 main motion.

2 CHAIRMAN MAGNANI: Mr. Moderator, I
3 move Article 4 as recommended.

4 THE MODERATOR: As recommended:
5 indefinite postponement.

6 All those in favor, signify by saying
7 aye.

8 [Aye.]

9 THE MODERATOR: All those opposed no.

10 [None opposed.]

11 THE MODERATOR: The ayes have it
12 unanimous.

13 Article 5, this is a contract with
14 ASFME, Unit B. The recommendation is indefinite
15 postponement. Would anyone like to make a
16 positive motion?

17 Hearing none, Madame Chairman for the
18 main motion.

19 CHAIRMAN MAGNANI: Mr. Moderator, I
20 move Article 5 as recommended.

21 THE MODERATOR: As recommended:
22 indefinite postponement.

23 All those in favor, signify by saying
24 aye.

1 [Aye.]

2 THE MODERATOR: All those opposed no.

3 [None opposed.]

4 THE MODERATOR: The ayes have it
5 unanimous.

6 Article 6. This is to change the
7 Town's Classification Plan to add a
8 Communications Officer, a Senior Communications
9 Officer and a Communications Administrator.

10 Madame Chairman for the main motion.

11 CHAIRMAN MAGNANI: Mr. Moderator, I
12 move Article 6 as recommended.

13 THE MODERATOR: Okay. As recommended.
14 We have a presentation, Mr. Suso.

15 MR. SUSO: Thank you, Mr. Moderator.
16 Julian Suso, Town Manager.

17 I do not have a PowerPoint on this, just
18 a few comments. There's an explanation, as
19 well, in your Town Meeting booklet.

20 Special Town Meeting Article 6 includes
21 the creation of the adjusted job titles for the
22 new Communications Department. All current
23 police and fire dispatch positions are civilian
24 positions. This will remain the case in the new

1 Communications Department. The job titles will
2 simply change from dispatcher to communications
3 officer.

4 Each shift, which will include two
5 communications officers, will include one of
6 those two positions in the position of senior
7 communication officer, and there's a five percent
8 differential anticipated in the hourly rate
9 between those two positions. Final hourly
10 salary ranges are subject to collective
11 bargaining under state statute, as noted in the
12 booklet.

13 The communications administrator
14 position will supervise the Communications
15 Department function and will be overseen by the
16 Communications Department Oversight Committee,
17 which consists of the Town Manager, the Police
18 Chief, and the Fire Chief.

19 To continue our progress in implementing
20 this Department, we ask for Town Meeting to add
21 these positions to the Town Position
22 Classification Plan. Thank you for your
23 consideration.

24 THE MODERATOR: Discussion on Article

1 6?

2 Mr. Donahue.

3 MR. DONAHUE: Bob Donahue, precinct
4 three.

5 Through you, Mr. Moderator, to the Town
6 Manager. Are these three additional positions
7 over and above the positions that we have now?
8 And how many do we have now? And what about the
9 part-timers that we have now? How are they
10 going to - are they going to be able to get one
11 of these positions or what - do you have some
12 information on that?

13 THE MODERATOR: Mr. Suso.

14 MR. SUSO: The dispatcher positions
15 will be transformed into communications officer
16 positions as noted. The full time dispatchers
17 that are currently in the employ of the Town will
18 automatically become full time communications
19 officers with the Town.

20 The final hourly rate has to be
21 bargained under state statute. We respect that
22 and can't foreordain or confirm exactly what that
23 final hourly rate will be. The rate represented
24 in the Town Meeting booklet is consistent with

1 the overall ranges currently paid to the
2 civilians in Police and Fire that are undertaking
3 those responsibilities currently.

4 We will have nine full-time dispatchers,
5 including the senior positions, as well as the
6 standard communications officer positions and the
7 - all of the part-time positions that are
8 currently working with the Town cannot be -
9 cannot be guaranteed a full time position,
10 because all of our communications officers in the
11 future will be full time and none of them will be
12 part-time as we anticipated.

13 But, all full-time positions currently
14 in place will automatically transfer to that
15 department; that has been our representations to
16 those bargaining units that have met with us.

17 THE MODERATOR: Any further discussion?

18 Yes, Mr. Noonan.

19 MR. NOONAN: Just one more question on
20 that. The salaries - are you asking for money
21 under this article? And if you're not, what is
22 the anticipation of paying - where these are
23 going to be paid for, out of what account? And
24 will the Police and Fire dispatchers, the money

1 that's put up for them, will that come out of
2 those accounts and go into this account?

3 THE MODERATOR: Mr. Suso.

4 MR. SUSO: Again, the final amounts
5 have yet to be bargained, so I cannot give any
6 guarantee on what those final hourly rates will
7 be. That's a matter that's ordained in state
8 statute. Our anticipation is that within the
9 existing FY '16 budget, which Town Meeting has
10 approved last night - thank you - funds are
11 available for the positions which we are
12 proposing.

13 THE MODERATOR: Further discussion.
14 Mr. Noonan.

15 MR. NOONAN: Were the salaries for the
16 dispatchers deducted already from the Police and
17 Fire or is that anticipation of that revenue
18 moving into that account?

19 THE MODERATOR: Mr. Suso.

20 MR. SUSO: Funds for Police and Fire
21 Communications Officers are within those existing
22 departments for FY '16. Those funds were
23 appropriated last night by Town Meeting.

24 THE MODERATOR: Mr. Peck. No, back

1 there first. Mr. Peck.

2 MR. PECK: Thank you, Mr. Moderator.

3 Bill Peck, precinct 9.

4 I just had a question here. I think
5 presently the Police Department has one patrolman
6 on the desk, one civilian on the desk, and a
7 sergeant that monitors that area. You were
8 talking about having nine people, three per
9 shift, is that correct?

10 THE MODERATOR: Mr. Suso.

11 MR. SUSO: As the Matrix study
12 indicates, two Communications Officers would be
13 on duty 24 hours a day. In addition, in the
14 daytime there would be an administrator during
15 the normal working hours in the daytime that
16 would be on duty. But only two Communication
17 Officers 24 hours a day, seven days a week.

18 MR. PECK: Okay, I don't know, having
19 been around that dispatch area in the Fire
20 Department - I'm not sure about the Police
21 Department but I know they handle a lot more call
22 volume than the Fire Department does. There's
23 presently one full-time person at the Fire
24 Department each eight hour shift, and it's really

1 borderline. It's been questionable for years
2 whether there was actually a second person needed
3 during the daytime shift.

4 But the Police Department has two people
5 to answer the calls and handle the dispatch and
6 all the other stuff that comes into the emergency
7 centers. And I'm just wondering if the people
8 that have done this study have actually sat in
9 the room and witnessed the call volume and so
10 forth, because you're talking about emergency
11 services. Police and Fire work close side by
12 side. If there's a car accident, you know that
13 the Police are involved, Fire is involved, Rescue
14 is involved. So there's a lot of stuff going
15 on, happenings in that room, and I just don't
16 think that two people are going to be able to
17 handle that.

18 And then if - if while that's going on -
19 we have five ambulances. So that's got to give
20 you a little idea of the kind of volume that's
21 just happening in the Fire Department, and we're
22 not talking about the five, six, seven cruisers
23 that are on the roads responding to domestics,
24 overdoses, car accidents, break-ins, whatnot.

1 So, I just hope this - this is going to work, but
2 I don't think it is.

3 I just don't think you have enough
4 people to do it. I really don't. And I just
5 think this body should just slow down a little
6 bit here and if the radios break, the radios
7 break and we'll figure a way.

8 But there's just a total crazy number of
9 phone calls and radio communications, it goes
10 back and forth. You got county, you got mutual
11 aid, you got everything going on. So that was
12 my -- my two cents.

13 THE MODERATOR: Mr. Suso.

14 MR. SUSO: If I may, Mr. Moderator.

15 Again, I wanted to confirm a
16 comprehensive study was conducted, presented to
17 the Board of Selectmen in December. It's been
18 posted on the Town website and discussed at great
19 length. By Matrix Consulting. And I'll be
20 talking about that a little bit later this
21 evening in more detail.

22 But Matrix Consulting analyzed an entire
23 year of Police and Fire dispatching, all the
24 calls for 365 days, working with the Police

1 Chief, the Fire Chief, other personnel. All 2-
2 existing dispatchers were interviewed as part of
3 the process. They made themselves available.
4 They were all contacted. In addition, a number
5 of personnel in both Police and Fire.

6 We are aware of the call loading.
7 Matrix is fully aware of the call loading, and
8 the projections they have made take that fully
9 into account. We are totally comfortable with
10 the analysis, the facts and the information which
11 has been reviewed by the internal team and
12 Police, Fire, Public Works and Marine
13 Environmental Services that reviewed all the call
14 loading and all the call numbers. It's all in
15 the report and we know exactly how many calls we
16 get by time of day, by day of the week, by month
17 of the year. It's all in that report.

18 And the proposed staffing will
19 accommodate those calls and more - and in
20 significant excess. There is a factor that
21 Matrix placed here to insure that we can more
22 than accommodate all the calls needed with two
23 dispatchers on duty 24 hours a day, seven days a
24 week. And that is all well documented.

1 THE MODERATOR: Mr. Donahue.

2 MR. DONAHUE: The question that I have
3 is: when do you anticipate the earliest that this
4 new call center will be up and running? And
5 going back to the budgets, if this is a new
6 department, then are you going to take money out
7 of the Police and the Fire and the DPW to pay for
8 these people? How are you going to do it? You
9 don't want to - you don't seem to want to answer
10 that question.

11 Thank you.

12 [Laughter, applause.]

13 THE MODERATOR: Mr. Suso.

14 MR. SUSO: Thank you, Mr. Moderator.

15 I think I indicated in the budget that
16 Town Meeting adopted last night are 12 months of
17 Police and Fire dispatching. Police Department
18 and Fire Department. If all goes as well as we
19 would hope, the cut-over is expected to be in
20 January of 2016, which will require that those
21 funds that are set aside currently in Police and
22 Fire for dispatching will be paid for those same
23 full-time personnel that are now working, merely
24 occupied in another department.

1 So that is anticipated and those funds
2 are set aside and Town Meeting has already, in
3 your action yesterday, set aside the funds to
4 allow that to occur.

5 THE MODERATOR: Ms. Lichtenstein.

6 MS. LICHTENSTEIN: Leslie Lichtenstein,
7 precinct eight.

8 Is there any contingency plan just in
9 case we have another four feet of snow or a
10 hurricane or something else and we discover we
11 need another person in that center? Is there
12 any contingency plan for that or would it have to
13 wait half a year for us to come to Town Meeting
14 and vote such a person?

15 Thank you.

16 THE MODERATOR: Mr. Suso.

17 MR. SUSO: The Town has standard
18 operating procedures. We work well under the
19 Emergency Operations Director, our Fire Chief
20 Mark Sullivan. Our procedures in place are the
21 same ones we have now. If you need more
22 dispatchers, you call more in. We do that
23 currently. That's what will occur with a
24 consolidated department, except it will be much

1 more efficient. We will not have calls bouncing
2 back and forth, as we had in the recent blizzard
3 and the winter storms between Police dispatch and
4 Fire dispatch at disparate locations.

5 Dispatchers will be in one place, and
6 they will handle all the emergency needs for
7 Police, Fire, Public Work and the Marine and
8 Environmental Services from a single point of
9 contact. There will not be the delay of needing
10 to move from one department to another if that
11 arises.

12 Frequently during emergency situations
13 the Fire and Rescue Department that does such a
14 marvelous job in those situations has to respond,
15 and in January past they would need to respond
16 sometimes to roads that needed to be plowed. So
17 we had to have a dispatcher call out and notify
18 Public Works, frequently through our Emergency
19 Operations Center, but this could be handled as
20 efficiently by our consolidated dispatch
21 operation. So that, a single point of contact
22 can go out, provide the snow plow, have the
23 rescue squad follow the snow plow and have a
24 police vehicle also respond to the extent that

1 that is necessary.

2 So, by consolidating everything you've
3 enhanced efficiency, lowered cost, and provided a
4 higher level of service to residents whether it's
5 an emergency or a quiet time in April or a busy
6 time in the summer.

7 THE MODERATOR: Gentleman in the center
8 back row.

9 MR. TOMPKINS: Jacques Tompkins,
10 precinct seven.

11 How many part-time dispatchers will be
12 affected by this change? And what is - are they
13 experienced, have they been in their positions a
14 long time?

15 THE MODERATOR: Mr. Suso.

16 MR. SUSO: We currently have four part-
17 time dispatchers, and they've been there, they've
18 been working with the town for various times. I
19 can tell you and I know that Chief Dunn and Chief
20 Sullivan can confirm those are positions that are
21 very difficult to fill. They have a
22 considerable amount of turnover and we're very
23 pleased with the opportunity to go to full-time
24 positions here as we're proposing because it

1 makes for greater continuity, allows for enhanced
2 insurance or training and a more predictable
3 level of service to residents.

4 So there are four currently, but we do
5 have significant turnover and I believe one of
6 those positions we've recently just filled.

7 THE MODERATOR: Okay, anything else on
8 Article 6?

9 Hearing none, the question will come on the
10 main motion. All those in favor, signify by
11 saying aye.

12 [Aye.]

13 THE MODERATOR: All those opposed no.

14 [No.]

15 THE MODERATOR: The ayes have it by a
16 majority.

17 Article 7. This is to authorize the
18 Board of Selectmen to petition the General Court
19 relative to room occupancy tax.

20 Mr. Chairman of the Board of Selectmen
21 for our main motion.

22 CHAIRMAN JONES: We have a slight
23 change in the motion. Just - at one of the
24 precinct meetings, we had some questions and we

1 want to clarify exactly what the purpose of the
2 motion is going to be. So I'll read it to you.

3 We also have a slide for this.

4 The main motion is to see if the town
5 will vote to authorize the Board of Selectmen to
6 petition the General Court for special home rule
7 legislation as follows:

8 "Notwithstanding any general or special
9 law to the contrary, the Town of Falmouth may
10 impose a room occupancy tax, in addition to such
11 occupancy tax currently allowed by law, on any
12 vacation or leisure accommodation, including but
13 not limited to apartments, single or multi-family
14 housing, cottages, condominiums and timeshare
15 units, as well as any other vacation or leisure
16 accommodation not expressly taxed pursuant to the
17 provision to General Laws Chapter 64G."

18 And here's the change from what's
19 written: "At the same rate as the Town taxes
20 commercial accommodations." And that's
21 replacing what's in there at the rate of ten
22 percent - six percent.

23 Continuing: "Vacation or leisure
24 accommodation is further defined to include only

1 paid occupancy for a period of 90 consecutive
2 days or less, regardless of whether such use and
3 possession is as a lessee, tenant, guest or
4 license, but excludes those accommodations
5 specifically exempted from General Laws Chapter
6 64G in Section 2 of that chapter.”

7 “And to state the legislature may vary
8 from the form of the enactment in order to
9 properly achieve its objectives, or to take any
10 other action relative thereto.”

11 And I’ll just give a little explanation.
12 The question was right now the current rate is
13 four percent for the rooms tax, and the original
14 recommendation was that we were going to increase
15 the places that could be taxed and have the rate
16 go to six percent, and that just seemed a little
17 confusing and may have also been in conflict with
18 what the law was allowing.

19 So, to be clear, what we’d like to do is
20 just to add other places that are going to be
21 charged a rooms tax. Everyone would be at four
22 percent.

23 We do feel that right now it’s an un-
24 level playing field. That there are places that

1 are abiding by our rooms tax law, paying the
2 rooms tax as requested, and there are other
3 people that are doing the exact same, offering
4 the same service, and not paying any rooms tax,
5 and we'd like to have that fairly consistent.

6 There are a few other towns on Cape Cod
7 that are petitioning the legislature at the same
8 time with very similar language. We have asked
9 the legislature in the past to consider this.
10 They have not taken action on it. We're hoping
11 by grouping with other towns and pushing our
12 legislatures - legislative lobbying fully, we may
13 be able to get this passed this time.

14 Thank you.

15 THE MODERATOR: Okay, Mr. Murphy.

16 MR. MURPHY: Yes, Mr. Moderator, I'd
17 like to make an amendment to this motion and then
18 I'll speak on the amendment.

19 Line number 7 states "only paid
20 occupancy for a period of 90 consecutive days or
21 less". I would like to amend that to read:
22 "only paid occupancy for a period of 30 days or
23 less". And if I can speak on the motion - on
24 the amendment.

1 THE MODERATOR: Okay, so we're going to
2 change the 90 days to 30 days.

3 MR. MURPHY: That's correct.

4 THE MODERATOR: Mr. Murphy.

5 MR. MURPHY: I was a champion of this
6 for many years in regard to the fact that the
7 hospitality industry continues to be the only
8 ones, meaning the bed and breakfast, hotels,
9 motels, to be taxed, those people who have more
10 than three rooms. Although I think it is fair
11 to say that none of those establishments rent for
12 in fact more than 30 days.

13 In my discussions with some individuals
14 at hotels, motels, B&B's, rarely is anybody
15 renting for more than 30 days.

16 To go on and elaborate a little bit more
17 on this issue, many of those longer term rentals,
18 meaning 60 or 90 days, typically are in the
19 summer. Those folks are work force housing.
20 Those folks are seeking places to stay who come
21 here and work in our shops, work in our
22 restaurants, work in our housekeeping for those
23 folks who own those motels, hotels, B&B's.

24 Also, we have a large contingency of

1 students that visit from throughout the world
2 that come to our institutions to study in the
3 summer. Very few of them, very few of them stay
4 for under 30 days. Most of them stay for 30
5 days or more.

6 So my motion would be to keep it in fact
7 on a fair playing field, that it would be for 30
8 days or less. And thank you, Mr. Chairman.

9 THE MODERATOR: Okay, discussion on the
10 amendment of changing the 90 to 30.

11 Hearing none, then the question will
12 come on the amendment. All those in favor,
13 signify by saying aye.

14 [Aye.]

15 THE MODERATOR: All those opposed no.

16 [No.]

17 THE MODERATOR: It's the opinion of the
18 chair that the ayes have it by a majority.

19 Mr. Latimer, you were on my original
20 list.

21 MR. Latimer: Richard Latimer, precinct
22 1. Thank you, Mr. Moderator.

23 I just have a question. I'm not
24 familiar with what the provisions of Chapter 64

1 G, Section 2 provide and I think I'd like an
2 explanation of that.

3 THE MODERATOR: Ms. Harper.

4 MS. HARPER: It's my understanding
5 that's the local options tax. It allows
6 communities to adopt the local options of rooms
7 tax and meals tax. This is expanding that to
8 allow for these seasonal accommodations.

9 THE MODERATOR: Okay. Yes. With
10 the microphone, please.

11 FROM THE FLOOR: Mr. Latimer, I happen
12 to have a copy. You're welcome to it. I will
13 print another one out for myself tonight. Thank
14 you.

15 THE MODERATOR: Okay, Mr. Herbst.

16 MR. HERBST: Ralph Herbst, precinct
17 eight.

18 I think most of you probably received an
19 email from a local realtor who claims to have a
20 lot of clients that rent properties, and that
21 person was worried about some of his clients not
22 using him anymore and going on their own to avoid
23 paying the tax.

24 And I would think that would be a very

1 dangerous thing to say about people who were your
2 clients, to indicate that they might be willing
3 to participate in some kind of illegal activity.

4 [Laughter.]

5 MR. HERBST: So I - that kind of email
6 when it comes to me, I mean, it ends up in my
7 wood burning stove.

8 [Laughter.]

9 MR. HERBST: And so I just find this is
10 such an important thing to level the playing
11 field here in town. And all of the people that
12 come here, whether they rent long-term or short-
13 term, they all use the amenities that this town
14 has to offer. And what we're trying to do is to
15 ask them to pay back to the town a small portion
16 of what is available to them.

17 So I highly recommend to everyone that
18 we adopt this procedure. Thank you.

19 THE MODERATOR: Okay, Mr. Jones.

20 MR. JONES: The exemptions in 64G are
21 as follows: the provisions of this chapter
22 shall not be construed to include lodging
23 accommodations and federal, state or municipal
24 institutions. Lodging accommodations including

1 dormitories at religious, charitable, educational
2 and philanthropic institutions, and privately
3 owned and operated convalescent homes or homes
4 for the aged, infirmed, indigent or chronically
5 ill; religious or charitable homes for the aged,
6 infirm, indigent or chronically ill, and summer
7 camps for children 18 years of age or under.

8 THE MODERATOR: Okay, Ms. Putnam.

9 MS. PUTNAM: Good evening, Rebecca
10 Putnam, precinct nine. I am also a real estate
11 broker here in town.

12 I will say this: I am in support of this
13 article. I think anyone who sends out a scare
14 tactic like that or mis-speaks about clients
15 without even knowing how they truly feel is
16 incorrect.

17 But, number two, I know there is always
18 a question of how is it going to be enforced. We
19 do have a zoning officer, and I know many folks
20 here in town, if they find that their neighbor is
21 cheating, generally makes a phone call.

22 [Laughter.]

23 MS. PUTNAM: That's how it is.

24 But this would generate quite a bit of

1 revenue for us. And as was just stated: these
2 folks are coming into town, they're using all of
3 our amenities. They're using our Police
4 Department when they have a problem. They're
5 using our Fire and ambulance when they have an
6 accident.

7 This town does need some income. And
8 if it's a way to get more income, we should do
9 it.

10 THE MODERATOR: Okay, any further
11 discussion on Article 7?

12 Mr. Heath.

13 MR. HEATH: Austin Heath, precinct
14 eight. I approve of the amendment, but I have
15 some other problems with this.

16 Hotels, Bed and Breakfasts and so on
17 provide services, often meals, restaurants, bars,
18 making beds. I have a problem with the people
19 who rent a house. They do all this themselves.
20 People who rent houses for a month or two months
21 pay their money for a residence; they take care
22 of it, often bring their own bedding. It's not
23 the same thing and it's not competitive.

24 We have to remain an attractive

1 destination.

2 Secondly, I hear that these people
3 should pay something. They do. Whoever owns
4 the property is paying the same full property
5 taxes that everybody else is paying. When they
6 pay the rent, a part of their rent goes to the
7 Town. For timeshares that operate like a hotel,
8 I don't have any problem whatsoever with this,
9 but for the rental cottages, and many people in
10 this town - well, not many - some people in this
11 town will rent their house that they live in all
12 year long with the exception of a month to help
13 defray the expenses of keeping a residence on
14 Cape Cod.

15 I don't disapprove of the idea, I think
16 that this needs substantial re-working so that
17 we're not taking people who want to rent their
18 house for one month or two weeks aren't
19 penalized. And people who maintain their
20 cottages aren't penalized. They are not in
21 competition with a hotel. They're two different
22 things.

23 I don't know how I'll vote on this when
24 we come down to it, but I think it's flawed.

1 Enforcement is very difficult. What do
2 you do to Joe who owns a cottage and rents it to
3 his brother-in-law for two weeks, how do you
4 enforce it? How do you enforce someone who
5 owns a vacation cottage and rents it for a couple
6 of two week periods to people he works with?
7 For a figure that may or may not really even be a
8 competitive rent?

9 These are the problems I have with it
10 and the problems that I see. I think it needs a
11 little re-work. Thank you.

12 THE MODERATOR: Ms. Siegel.

13 MR. SIEGEL: Deborah Siegel, precinct
14 six.

15 One point is that the renters are - the
16 owners are not being penalized, it's the renters
17 who are paying the tax. And the other point is
18 that there are businesses in this town who are
19 trying to make a living, and they earn their
20 living by owning a motel or some other type of
21 business, and at the moment they are in - people
22 are competing with them for the same business who
23 are not paying the same fair amounts.

24 So I urge us to pass this.

1 THE MODERATOR: Mr. Putnam.

2 MR. PUTNAM: good evening, ladies and
3 gentlemen, Brent Putnam, precinct nine.

4 I'd like to save you all ten percent on
5 your lodging and accommodations here in Falmouth.
6 That was a statement that was actually said to an
7 owner of a B&B a few years back and that's what
8 changed my mind about this particular Article.

9 Some of you may remember a few years ago
10 me standing up in front of this body and arguing
11 against an article like this. I can't remember,
12 five, six, seven years ago. And when I became a
13 Selectman, one of the things that we did was to
14 start proposing this article. And we've passed
15 it before like this. And we're trying again.
16 Thank you to the Board for trying again because
17 it is about a level playing field.

18 Concerns about what services a house
19 might provide versus a hotel or a motel, well,
20 let the market work that one out. You know, you
21 go to a B&B, you might pay \$300 a night. You
22 rent a house, you might pay \$200 a night because
23 you don't get all the amenities. But right now
24 we're not being fair because we're already

1 charging, between the state and the local
2 options, it's 9.7 percent on top of any
3 accommodations.

4 So, what you have is an immediate ten
5 percent right on top of whatever it is that
6 you're paying for a B&B or a hotel or a motel
7 versus a private residence or a private room.

8 Go on AirBnB. Airbnb.com. I did a
9 search the other night on it. Found a dozen
10 places within the confines of Falmouth, rooms for
11 a few dollar - less than a hundred dollars to up
12 to \$500 a night for the July 4th weekend. These
13 are all people, not just businesses, but private
14 homes - you can even find them in various
15 neighborhoods scattered throughout the town -
16 homes, rooms, apartments, they're all being
17 rented and they're all on line, you can find
18 them. They're not just businesses, brokerages
19 here in town where you can find these. You can
20 find them online, as well. And we're just trying
21 to bring them all under this umbrella. Level
22 playing field. So the government, us, so we're
23 not giving an unfair advantage to one business.
24 Because, essentially, if you're renting a house

1 all summer long, you've got a business, folks.

2 So, let's take that unfair advantage out
3 and let the market work out whatever room rate is
4 going to be, but let's not penalize the
5 businesses that are established by making them
6 charge ten percent more right on the top. Thank
7 you.

8 THE MODERATOR: Okay, Mr. Smolowitz.

9 MR. SMOLOWITZ: Ronald Smolowitz,
10 precinct eight.

11 Philosophically this sounds like a good
12 idea. But I have a few questions.

13 Has anybody done an analysis of how many
14 units this town might have that would fall under
15 this and what it would generate for income? Is
16 there any system for registering these type of
17 units, for posting rates on the doors, checkout
18 times, keeping track of hours, how many people
19 are we going to have to hire to monitor and
20 enforce this? What - what sort of thinking has
21 gone in establishing the program?

22 THE MODERATOR: Mr. Jones.

23 MR. JONES: Currently we already have a
24 process by where anyone who's renting a house is

1 supposed to be getting a permit. It's \$25 a
2 year permit charge. We are asking the
3 townspeople to abide by that law. This would be
4 very similar to that. We are hoping that people
5 abide by the laws that we provide in the town.
6 The enforcement is going to be up to the - within
7 the department to be able to come up with that.

8 The other towns have looked into this.
9 We don't know exactly the number of places that
10 would fall into it. It's hard for us to get that
11 information. It's been projected in other towns
12 of around the neighborhood of about a million
13 dollars per year that it could bring into the
14 town.

15 MR. SMOLOWITZ: How many permits, then,
16 have last year or the last couple of years have
17 been issued, being that the Town is issuing
18 permits? Just curious.

19 MR. JONES: I don't have that number.

20 THE MODERATOR: Okay, Ms. Mattison-
21 Earls.

22 MS. MATTISON-EARLS: Donna Mattison-
23 Earls, precinct 4.

24 I was speaking with my daughter last

1 night; she lives in San Francisco. And, as you
2 know, that's a very expensive place to live.
3 What they have done is they have looked at two
4 different tiers to this option.

5 The people who own property and live in
6 it three-quarters of the year are able to rent
7 their homes while they're away or whatever so
8 that they can afford to live in San Francisco.

9 The people that purposely buy properties
10 so that they can do short-term hotel stays, but
11 they call them vacation homes, are taxed at the
12 same rate as hotels. It seems to me that we
13 don't want to penalize the people that are trying
14 to live here in an expensive location and they
15 live here basically year round. But we don't
16 want to just say, "Oh, sure, come and buy a
17 house, rent it out for as much as you want", and
18 you know, that to me is a hotel.

19 THE MODERATOR: Yeah, you want to just
20 pass the mic to your right, please.

21 MR. MCCAFFREY: Charles McCaffrey,
22 precinct five.

23 I participate in Airbnb and have been
24 very successful in renting room in my house. I

1 pay my taxes, which provide me the benefits of a
2 residence. I get extra income and I bring
3 people into town and the town is not getting the
4 benefit of that. I should be taxed for the
5 income I get from the people I rent a room to.

6 [Applause.]

7 THE MODERATOR: Okay, here we go.

8 So as been amended. So the main motion
9 as amended. All those in favor, signify by
10 saying aye.

11 [Aye.]

12 THE MODERATOR: All those opposed no.

13 [No.]

14 THE MODERATOR: The ayes have it by a
15 majority.

16 Article 8, Madame Chairman, for the main
17 motion.

18 CHAIRMAN MAGNANI: Mr. Moderator, I
19 move Article 8 as recommended.

20 THE MODERATOR: As recommended. This
21 is to vote to transfer the amount of \$400,000
22 from Certified Free Cash for the contract for the
23 reconstruction of the Town Landing parking lot
24 stone retaining wall and wooden wharf located at

1 Old Dock road in West Falmouth.

2 Discussion on Article 8.

3 Yes, Mr. Wilber.

4 MR. WILBER: Jude Wilber, precinct
5 eight.

6 In recent discussions by the Town
7 Engineer and the Department of Public Works Ray
8 Jacks, we've noted now the issue of rising sea
9 level. And, whether you believe it or not, it
10 seems to be gaining traction.

11 When I speak on these coastal articles,
12 I'm often in the minority, but however I do
13 question - and I will question three articles
14 tonight on the wisdom of spending money in a
15 short-term fix of what in perhaps 20 to 30 years
16 is going to be a lost cause. \$400,000 invested
17 for what, the usable town landing over the next
18 20 or 30 years, may be a good investment. I
19 support the access to the water by the
20 townspeople, particularly public town landings.

21 But I really, really have a problem now,
22 more and more as data comes in, that this is not
23 the wisest way to pursue the management of the
24 coastline, in bits and pieces, substantial sums

1 of money invested in short-term solutions. And
2 that's what I have to say.

3 Thank you.

4 THE MODERATOR: Further discussion on
5 Article 8?

6 Ms. Hayward.

7 MS. HAYWARD: The - excuse me.

8 [Laughter.]

9 MS. HAYWARD: The dock is definitely in
10 need of repair and it's an historic dock. As far
11 as the need of repair is, I know of one person
12 personally who has gotten hurt at this dock.
13 They did not sue the Town. I think, that is I
14 would say it was financially imperative for the
15 Town to repair the dock so that there isn't a
16 major accident there.

17 I would suggest that we proceed with
18 this unless we're going to make some sort of a
19 blanket Conservation Commission regulation of
20 taking away docks. We really, I don't think,
21 can go into the argument of sea level rise; if
22 the dock is there for 20, 30, 40 years, I think
23 it will get good use. I don't think we need to
24 look 100 years ahead about whether the dock will

1 be there.

2 Thank you.

3 THE MODERATOR: Okay, any further
4 discussion on Article 8?

5 Mr. Herbst.

6 MR. HERBST: Ralph Herbst, precinct
7 eight; Chairman of the Community Preservation
8 Committee.

9 I'd just like to remind this body that
10 in November of 2014 the Town Engineer through the
11 Town came to the Community Preservation Committee
12 and asked for \$300,000 to begin the restoration
13 of this dock and landing. And this body voted
14 to approve that \$300,000.

15 So the \$300,000 that was approved in
16 November, plus this \$400,000 tonight will cover
17 the cost of restructuring and returning this dock
18 and parking area to a safe and usable place for
19 the town.

20 THE MODERATOR: Okay, the question will
21 come on the main motion, Article 8 as
22 recommended. All those in favor, signify by
23 saying aye.

24 [Aye.]

1 THE MODERATOR: All those opposed no.
2 [No.]

3 THE MODERATOR: The ayes have it by a
4 majority.

5 Article 9, Madame Chairman for the main
6 motion.

7 CHAIRMAN MAGNANI: Mr. Moderator, I
8 move Article 9 as recommended.

9 THE MODERATOR: As recommended. This
10 is to transfer the amount of \$200,000 from
11 Certified Free Cash for the purpose of funding
12 physical improvements to a portion of the
13 Recreation Center to accommodate a Department of
14 Communications Center.

15 Madame Chairman.

16 CHAIRMAN MAGNANI: The Finance
17 Committee recommends Article 9 as it makes sense
18 to combine dispatch centers at this time to
19 eliminate purchasing equipment for both Fire and
20 Police Departments and to increase operating
21 efficiency and the resulting projected savings.

22 Thank you.

23 THE MODERATOR: Okay, are we going to
24 do a presentation, Mr. Suso?

1 MR. SUSO: Thank you, Mr. Moderator,
2 and Madame Chairman of the Finance Committee for
3 your comments.

4 I'm joined by Police Chief Edward Dunn,
5 Fire Chief Mark Sullivan. The chiefs join with
6 me as the Oversight Committee that will be
7 overseeing the Consolidated Communications
8 Department and insuring that it operates in a
9 manner fully supportive of the public safety
10 needs of the Police Department and the Fire
11 Department. So the three of us, under the
12 structure which the Board of Selectmen has
13 approved, had that role and I appreciate both
14 chiefs joining me here for this presentation and
15 questions as they may arise.

16 We do have some PowerPoint slides.

17 First a little history. At the
18 November, 2014 Town Meeting, Members voted full
19 funding for the acquisition of equipment in
20 furtherance of this Consolidated Communications
21 initiative.

22 The target was announced as January,
23 2016, which I've noted earlier this evening.
24 This target date is strategic and the Fire,

1 Rescue and Police CAD dispatch systems are beyond
2 their useful life and are losing vendor support,
3 thereby greatly increasing the risk of
4 catastrophic failure.

5 Mandatory impact bargaining outreach had
6 already occurred in August, 2014 to the four
7 impacted labor unions consistent with and with
8 respect for the state collective bargaining law.
9 Three of the four unions responded in a
10 willingness to cooperate.

11 At the same meeting, Town Meeting
12 Members voted partial funding for necessary
13 facility improvements, with the request that we
14 provide further details and information and
15 analysis on the facility improvement and return
16 to Town Meeting in April, 2015. And here we are
17 joining you again.

18 I do recognize that I had mistakenly
19 skipped a step in bringing forth a preferred site
20 to Town Meeting prior to a full public review and
21 discussion of reasonable available alternatives.
22 To correct this oversight an expanded process was
23 initiated with the goal of returning to Town
24 Meeting tonight in the month of April.

1 In December 2014, the Matrix Consulting
2 report on consolidated dispatch was presented at
3 a public meeting to the Board of Selectmen and
4 has been posted on the Town website since
5 December. This comprehensive consultant's
6 report was financed through the extraordinary
7 assistance of State Representative and our Town
8 Moderator David Vieira, who was able to secure a
9 legislative earmark to facilitate this
10 professional analysis and report to benefit the
11 Falmouth taxpayers.

12 Mr. Moderator, Thank you for your
13 leadership in that regard.

14 This is a photograph of the Matrix
15 Consulting Study, the presentation, some
16 information, a partial photo - a photo of
17 portions of the management team that include the
18 Town Manager, Police Chief, Fire Chief, Director
19 of Public Works, Director of Marine and
20 Environmental Services, Assistant Town Manager,
21 Personnel Director, Matrix Consulting as noted,
22 Labor Counsel D. Maschos, and multiple others
23 I've noted this evening that were involved in
24 direct interviews and participation by the Matrix

1 Consulting in their study.

2 That consulting report, to quote: a
3 sharing of CAD and RMS systems can bring service
4 level improvements through improvement of
5 operability. Only the full consolidation
6 alternative may result in cost savings from a
7 reduction in duplication of technology and
8 facility resources.

9 Salary and benefit costs will decrease
10 approximately - according to the consultant,
11 again - \$165,000 per year. That's every year.
12 From a consolidated approach. Due to eliminating
13 the use of using sworn police officers to staff
14 dispatch. And other items, including overtime.
15 A consolidated dispatch agency requires fewer
16 total dispatch positions than independent Police
17 and Fire Department dispatch agencies.

18 The Town has conservatively estimated -
19 that's me - salary, wage and benefit savings of
20 \$100,000 a year every year if Town Meeting in
21 your wisdom allows this to go forward.

22 A little more on the history. An
23 expanded analysis of alternative potential sites
24 for Consolidated Communications Department was

1 then conducted. Again, I noted that I
2 inappropriately skipped a step. Including
3 twelve-plus potential alternatives with varying
4 cost ranges and complexities, this analysis was
5 summarized on a spreadsheet which was presented
6 at a public meeting to the Board of Selectmen on
7 March 2nd and is also posted on the Town website.

8 Selectmen held a public review and
9 comment meeting exclusively on the topic of
10 potential alternative sites. This was held on
11 March 10th.

12 These are the 12-plus sites that we
13 referred to. It's a baker's dozen. And I would
14 assume that Town Meeting members probably have
15 seen them all, as it's been posted, it's been
16 well reported on, et cetera. So, I'll skip
17 beyond this slide unless we need to come back to
18 it later.

19 Further history. Following considerable
20 public input, on March 16th the Selectmen voted
21 unanimously to utilize the stage area of the Gus
22 Canty Community Center for the Consolidated
23 Communications Department as the most reasonable
24 and cost effective of the multiple alternatives.

1 I assure Town Meeting that I would not
2 bring this back to you if I did not believe as
3 Town Manager that this site is the most
4 responsible option and in the best interests of
5 taxpayers and public safety communications.

6 A little bit on location. The Town
7 Manager and Selectmen place a high priority on
8 the concept of a neutral site, meaning not within
9 either the Police Department or the Fire
10 Department. Chief Dunn and Chief Sullivan agree
11 with that assessment. They're both with me here
12 this evening and you can hear from them if you
13 care to.

14 The Board of Selectmen voted to place
15 the Department in the underutilized stage area,
16 as I've just noted, in the lower level of the Gus
17 Canty Center. The use of the Police Department
18 or the Fire Department is contrary to an already
19 bargained agreement specifying a neutral
20 location. Use of a location in either
21 department will require additional time and
22 additional money to bargain to reach either
23 agreement or impasse.

24 This is a graphic showing the location

1 within the Gus Canty Community Center of that
2 portion of the building that includes the stage
3 area. You see the arrow there on the right, and
4 right behind the flag.

5 The next slide is a closeup of that same
6 roof peaked area that includes the stage.
7 Already constructed along with a number of
8 improvements already paid by taxpayers for the
9 improvements needed to serve such a consolidated
10 communications center.

11 This is a conceptual layout of the - of
12 a - one of a draft floor plan within the existing
13 stage area in Gus Canty. And you will note that
14 it includes four dispatch stations as we've
15 noted. That's as provided for in the Matrix
16 Study. It includes the office for the
17 administrator. It includes a nearby elevator,
18 equipment room. It preserves the existing
19 stage, which is untouched.

20 Pardon me, the lip of the stage, which
21 is untouched. It is a six to eight foot
22 projection in the front of this area, upon which
23 includes fundamentally all the regular activities
24 -- those few activities that are regular that

1 occur there fundamentally utilize the lip of the
2 stage. That are regularly scheduled.

3 You can see the walkway down past the
4 elevator on the left and there is an elevator
5 room there.

6 And we'll skip to the next slide and
7 it'll show you the short distance that would have
8 to be traversed to an existing locker room and
9 men's and women's rest rooms, which taxpayers
10 have already built, have already constructed,
11 it's in place, and it's 45 feet from the entrance
12 to this what would become the secure dispatch
13 consolidated communications area located on the
14 stage.

15 Another major advantage of the stage is,
16 as all stages are, it is raised. Which means
17 that very cost-effectively you could provide all
18 of the conduit needed underneath the stage,
19 underneath the existing platform, without having
20 to tear down walls and tear down ceilings. All
21 of the spine and access points for electricity,
22 communications, fiber network, which is a key
23 part, a cutting-edge part of this concept, can
24 all be prepared and presented in a very cost-

1 effective way.

2 We'll give our cost ranges here in a
3 moment.

4 But I wanted you to see how close this
5 is to the existing elevator, which would serve
6 the lower level; to the stair well, as well.
7 Forty-five feet to the restrooms and lockers and
8 the other appurtenances are accommodated here, as
9 well; a few more comments and in future slides.

10 A quick summary. Recreation Department
11 stage area use log; I won't belabor this. I
12 mentioned there are locker facilities 45 feet
13 from the entry point to this secured area. It's
14 open to the public as noted for adult activities
15 within certain areas. It's closed to the public
16 in the afternoon when children are in the gym
17 because those lockers cannot be monitored at that
18 time. That's standard operating procedure.

19 The lip of the stage, as I noted, six to
20 eight feet is used for dances in the after prom
21 party. That is an extraordinary event that's
22 held annually. That will be untouched in this
23 proposal. No impact there.

24 There's no other formal use of the stage

1 area recorded. There's an occasional Tuesday
2 evening juggling practice with two to three
3 individuals, an occasional Thursday evening
4 martial arts practice utilizing two to four
5 individuals, as well.

6 Next slide. These are - this follows,
7 two slides, giving you some idea of what a four
8 station dispatch looks like. This is an example
9 of a four station dispatch. And the next slide
10 is another view of the same four station
11 dispatch.

12 So it's a very compact area. It doesn't
13 need a whole lot of room. That was laid out and
14 programmed by Matrix Consulting and that is the
15 guideline that we followed.

16 The estimated cost of the stage area
17 conversion we presented at all the precinct
18 meetings, presented at the Finance Committee,
19 discussed at some length with others. These are
20 cost ranges that have been developed internally.
21 We have a high level of confidence in those cost
22 ranges. Town Meeting in November voted \$50,000
23 for facility improvements. This evening we're
24 asking your consideration for \$200,000 more.

1 That is the question that is before you this
2 evening: to allow us to meet the targets we have
3 in this cost range and get this conversion
4 completed in a time sensitive way.

5 Parking, a quick comment on that.
6 There are currently two personnel in the Police
7 station, one dispatcher, one police officer
8 assigned to the desk who park at the Police
9 station in the Gus Canty Community Center parking
10 area. They do that routinely. In the
11 consolidated department, there will be three
12 spaces, including those two that I just referred
13 to. Two for full-time communications officers
14 and one during the daytime for an administrator.
15 Four to five spaces would be needed temporarily
16 during shift change only. And when shift change
17 is over, we're back to two to three spaces around
18 the clock.

19 Let's take a look at a comparable
20 facility to convey some additional information to
21 Town Meeting members that I think you'll find
22 helpful.

23 The South Shore Regional Emergency
24 Communications Center, this is the Commonwealth's

1 prototype, state-of-the-art emergency dispatch
2 center, having come online in 2012. All police
3 and fire/rescue dispatching and communications is
4 routinely conducted by this facility. It's
5 located in the town of Hingham; serves the
6 Massachusetts communities of Cohasset, Hingham,
7 Hull and Norwell. Maureen Shirkus is the
8 facility's Executive Director and Administrator
9 and we've made multiple visits to this facility.
10 I with a larger group and I individually.

11 It is physically located within an
12 existing building in Hingham which also houses
13 the School Department, a Senior Community Center,
14 and a Recreation Center which includes a child
15 daycare center. It has been confirmed that no
16 concerns whatsoever have arisen regarding any
17 threats to the physical security of this facility
18 or those multiple Community Center activities
19 that are also contained within the same building
20 and have been existent there for three-plus
21 years.

22 To quote Maureen Shirkus, the
23 administrator of this state-of-the-art facility,
24 Maureen says, "To maximize success, the combined

1 police and fire dispatch facility should be
2 located at a neutral site." I've already
3 commented on that.

4 This is a photograph of a portion of the
5 building within Hingham that houses the
6 consolidated communications facility. You see
7 that modest antenna on top? And I'll also note
8 in this photograph there's a door here, and
9 there's a door here. This door here on the left
10 is the main entry door to the consolidated
11 dispatch center, which has been in place since
12 2012.

13 The next slide will show you what else
14 you access from that same door. This is the
15 School Department.

16 The next slide will show you what is on
17 the right hand door immediately adjacent.
18 That's a senior center for the Town of Hingham.

19 On the back side of this same building,
20 the next slide will show you what's located
21 there. See the arrow? Recreation center. It
22 includes a child daycare center attached to and
23 part of this same building.

24 Next slide. These are - this

1 summarizes the options available to Town Meeting
2 this evening. If Town Meeting would consider a
3 vote for passage as written, this is what it will
4 result in. A consultant estimates savings in
5 wages, salary and benefits in excess of \$100,000
6 every year. That's a conservative estimate, as
7 you've heard.

8 You will also have an additional police
9 officer available to the Town on every shift if
10 you vote yes on this. 365 days per year.
11 That's the equivalent of adding three plus, over
12 three police officers to the Police Department
13 all within the existing budget you adopted last
14 night. You need no additional money to do that.
15 This will allow Chief Dunn to expand community
16 policing, public safety assignments within his
17 authority and management oversight as police
18 chief in town neighborhoods to ensure and enhance
19 public safety. Again, at no additional cost.

20 This will result in, if you approve it,
21 an increased level of routine communication
22 services available to the public as the
23 Communications Department will be expanded to
24 routinely service emergency needs in marine and

1 environmental services, water, wastewater, solid
2 waste and highway and public works. A matter of
3 routine out of this center: evenings and weekends
4 emergency coverage.

5 Again, if you vote for passage, this
6 will further result in reduced annual operating,
7 maintenance costs for consolidated dispatch
8 organization, as opposed to the present
9 inefficient and costly stand-alone approach.
10 Who drew this conclusion? The Matrix
11 Consulting.

12 Taking full advantage of the already-
13 voted equipment replacement funds for
14 consolidated communications for the CAD and
15 related equipment replacement of considerable
16 dollar cost savings compared with the present
17 inefficient stand-alone approach. You voted
18 these funds last November; thank you. That is a
19 process that is moving forward.

20 Next, the ability to move toward
21 anticipated cut-over in January, 2016. Moving
22 forward is time critical. Responding
23 responsibly in the face of the obsolescence of
24 the existing Fire and Police CAD systems, loss of

1 vendor support for the Fire CAD.

2 Next slide. Very near the wrap-up now.

3 I want to summarize if Town Meeting
4 fails to receive - Article 9 fails to receive
5 majority support. The recurring annual wage
6 salary benefit savings of \$100,000-plus every
7 year will be lost. The additional police
8 officer available on every shift, 365 days a
9 year, the equivalent of adding over three police
10 officers to the Police Department within the
11 existing budget, will be lost. The increased
12 level of routine communication services available
13 to the public as an important product of a
14 consolidation, will be lost. The reduced annual
15 operating maintenance cost savings for
16 consolidated dispatch will be lost.

17 If we fail to receive majority support,
18 cost savings available and already voted, as I've
19 noted, for equipment, will be lost. The ability
20 to cut-over to consolidate a cost saving
21 communications in the timely fashion we need,
22 will be lost.

23 The increased risk of catastrophic
24 failure will be enhanced. This may require a

1 system replacement that is at a consistently
2 higher cost according to the Matrix report.
3 Time is of the essence.

4 A commitment to the process. This is
5 my final package of slides in this presentation,
6 Mr. Moderator and members of Town Meeting.

7 Following the November Town Meeting, I
8 had a meeting with the Recreation Committee on
9 December 10th, 2014. At that meeting I affirmed
10 the analysis of multiple alternative locations
11 we've shared with you and affirmed that no final
12 site decision at that time had yet been made by
13 the Board of Selectmen.

14 A second meeting with the Recreation
15 Committee was held on March 25th of this year. I
16 reviewed the alternative locations spreadsheet
17 with members of the Committee, to which we've
18 referred this evening, and we've had multiple
19 presentations and meetings with the Board of
20 Selectmen as well. I confirmed that this modest
21 conversion would proceed in a manner which would
22 not compromise the functionality or integrity of
23 the Gus Canty Community Center.

24 Following our discussion, the Recreation

1 Committee members voted five to one to oppose the
2 placement of the consolidated communications
3 facility in the stage area.

4 Next slide, please.

5 The Town's dispatch circumstances are
6 extremely time critical. Fire and Police CAD
7 systems are beyond their useful life and are
8 losing vendor support. The potential for
9 catastrophic failure in the fundamental public
10 safety area is flat out unacceptable. It's
11 important to act responsibly and expeditiously
12 and the time is now.

13 Given the modular nature - and I want to
14 emphasize this to Town Meeting - given the
15 modular nature of the dispatch consoles - I
16 showed you a photograph of those, they are
17 modular - and the related functional layout, the
18 communications center could conceivably be
19 relocated to another site at a later date in the
20 event that a more appropriate option would become
21 available over the coming three to five years.
22 That's been taken into account. We're well aware
23 of it. And the modular nature of the package
24 would allow it.

1 I am now respectfully seeking Town
2 Meeting members' support for this critically
3 important cost saving and service expanding
4 initiative. This represents a one time
5 opportunity for taxpayers which is not likely to
6 be available in the future.

7 Should Town Meeting members extend your
8 support to this initiative, with your positive
9 vote on Special Town Meeting Article 9, I also
10 extend my commitment and my pledge to you that
11 this modest conversion of the Community Center
12 stage would proceed in a manner which would not
13 compromise the functionality or integrity of the
14 community center in its service to the youth and
15 adults of Falmouth.

16 Thank you for your kind consideration.

17 THE MODERATOR: Okay, Ms. Cuny.

18 MS. CUNY: Sandra Cuny, precinct two,
19 Chairman of the Falmouth Recreation Committee.

20 At the last November Town Meeting I
21 stood before you and asked you please not to
22 support the funding of Article 18 for 250,000 for
23 a facilities improvement because the location
24 target was the Gus Canty Community Recreation

1 Building. And we, the Recreation Committee,
2 Town Meeting, and the public at large were not
3 properly informed.

4 I want to thank you for that vote,
5 because in the last five months we've all had a
6 chance to be educated and better prepared to vote
7 tonight.

8 We all know now that Mr. Suso approached
9 Recreation Director Helen Kennedy last year in a
10 private meeting and brought his thoughts about a
11 consolidated dispatch center to her and asked her
12 if there was any room available at the community
13 center. Keep in mind that Mr. Suso is her
14 employer, he oversees her budget, so they do meet
15 often.

16 She complied to offer the back stage
17 area to the gymnasium as she felt it was the most
18 underutilized area. In her explanations to the
19 Recreation Committee, she maintains that she
20 thought it was a good idea. She felt that it
21 would upgrade the building, we'd get a generator,
22 security cameras, it would save the Town money
23 that would go back into the budget and she would
24 welcome them if that is what the town wanted.

1 The Recreation Committee by large did
2 not share the same enthusiasm.

3 We all know now about the 50,000, 65
4 page Matrix study. We all know now about the
5 spreadsheet that listed 13 alternatives, although
6 it was not 13 sites. It listed twice the Police
7 station, twice the Eddie Marks, twice the Gus
8 Canty. It listed a lease space that I'm not
9 sure where and a new building that we don't know
10 where.

11 There were a number of questions about
12 the spreadsheet. The spreadsheet was not
13 prepared by a site review committee, which was
14 recommended in the Matrix study to evaluate
15 potential sites for a consolidated dispatch
16 center, but by our own town administrator.

17 When Mr. Suso attended our December 10th
18 meeting last year, he began his presentation by
19 first apologizing that he hadn't come before us,
20 and second by reviewing the details concerning
21 the dispatch center itself. He outlined the pros
22 and cons of the two most likely sites: Gus Canty
23 and the Eddie Marks. He maintained that Gus
24 Canty is among the lowest cost locations and that

1 no final decision had been made.

2 He also presented at that meeting that
3 proposed floor plan that you saw, that he asked
4 our town engineer to show us how all the work
5 stations and office fit nicely in that stage
6 area. There were no other conceptual floor
7 plans created for any other sites.

8 The Committee asked questions. We
9 renewed our concerns, we made some
10 recommendations, but it was still all so new to
11 us.

12 Then the next month, in January at a
13 Recreation Committee meeting, we discussed
14 further the possibility of a dispatch center
15 being located there. We still had questions, we
16 still had concerns. Selectman Jones attended
17 that meeting. He stated that comparative cost
18 figures would be prepared between Gus Canty and
19 other competitors and that there was still a long
20 way to go before a decision would be made.

21 Well, that long way to go came a little
22 over a month later, on March 2nd at the
23 Selectmen's Meeting. They announced to have the
24 public hearing a week later, on March 10th. I was

1 out of town, but two members of the Recreation
2 Committee attended. And then the following week
3 on March 16th the Committee made their - the
4 Selectmen made their choice, with the spreadsheet
5 of 13 location alternatives in front of them.

6 The Recreation Committee couldn't meet
7 again until March 25th and it was the first chance
8 that we had publicly to discuss the spreadsheet,
9 the Matrix study and the public hearing that took
10 place. We invited Alden Cook, Deputy Director
11 of Cape and Island Emergency Medical Service, and
12 Mr. Suso attended that meeting so that we could
13 gather more information and ask questions. And
14 it was that night, on March 25th, that the
15 Recreation Committee voted five to one opposed.
16 But the Board of Selectmen had already voted,
17 which shows the rush for this project in getting
18 it on the warrant for this Town Meeting.

19 That Matrix study clearly states on page
20 60 that while the Town desires to have a
21 separate, stand-alone location for the center,
22 such as Eddie Marks Building or Gus Canty
23 Recreation, the project team recommends the Town
24 keep an open mind in also evaluating the current

1 dispatch sites, existing fire stations and/or
2 other possible sites for the use of this
3 consolidated dispatch environment.

4 And I reiterate: a site review committee
5 was not recommended to evaluate the potential
6 sites.

7 To my knowledge the Board of Selectmen
8 only visited two sites; at least, that's what we
9 were invited to. I couldn't attend but Dave
10 Jarvis, long-time Recreation Committee member,
11 was present on that tour when they toured the
12 Eddie Marks and the Gus Canty. I'm sure many of
13 you have read by now the news articles, the
14 editorial, Troy Clarkson's take on the subject,
15 and some of you have visited the Gus Canty to
16 view the area.

17 I've worked with Helen Kennedy a long
18 time, and I have a good rapport with her. It was
19 duly noted at the public hearing her comment of
20 having worked at Gus Canty since 1988 and knowing
21 this building better than anyone. Respectfully,
22 I disagree. Growing up in Falmouth and going
23 back to the old Gus Canty Recreation Building,
24 not only did I attend the many youth activities

1 there as a child: bumper pool, ping pong,
2 basketball, and I have to say roller skating
3 every morning -- Saturday morning. It only cost
4 ten cents.

5 But then, later on in life, I enrolled
6 my children, as well. I was a Town Meeting
7 member when the new building was proposed. I was
8 a volunteer, coaching recreational programs in
9 the old building as well as the new, and I've
10 been a member of the Recreation Committee for 25
11 years, knowing this building as well as anyone.

12 The stage area next to the gym, as I
13 mentioned last fall, quickly, it's been used for:
14 dance concerts, musical bands, fund-raising
15 events, the jugglers, aikido, Rogers Dance
16 Studio, the annual after prom, and even the
17 Recreational Summer Camp on rainy days and hot
18 days. It does serve a purpose.

19 In all conversations with citizens in
20 town, it is agreeable that consolidation is a
21 good way to go. But at what cost?

22 Someone summed it up nicely:
23 unfortunately, most of the reasons for not using
24 Gus Canty involve things that can't be measured

1 in the same way that square feet or cost savings
2 can. The culture of the building, a very
3 important quality for a facility such as Gus
4 Canty, is something that is built over many years
5 of accumulated experiences there, and can't be
6 reduced to a square on a matrix.

7 Please vote no.

8 Thank you.

9 [Applause.]

10 THE MODERATOR: Okay, Mr. McNamara.

11 Let's go. Come on. Mr. McNamara.

12 MR. MCNAMARA: Thank you, Matt

13 McNamara, precinct 7.

14 Boy, this topic has really got some
15 tense feelings surrounding it. So, I would like
16 very much to try to get us all to step back from
17 the emotional aspects of this and try to apply a
18 little bit of logic.

19 Tonight, as well as over the past
20 several weeks, there's been a great deal of focus
21 on why we should have a consolidated dispatch
22 center. But that really doesn't need to be
23 discussed. We've already appropriated \$755,000
24 for the equipment. Conceptually we've bought

1 into it. Tonight we even appropriated or
2 approved the range of salaries.

3 The scope before us tonight is simply
4 whether or not there is a need for the
5 appropriation of an additional \$200,000 for
6 facility improvements.

7 Now, this body does not have the right
8 to decide where that communications center is
9 going to go. However, we need to consider the
10 options of the locations to ensure that we
11 appropriate adequate funds.

12 Now, to prepare myself for this - and I
13 try to be thorough - I have done a lot of
14 research. I've visited the sites. I've read
15 the 63, 64,000, 50,000 - I mean, 64 page, \$50,000
16 Matrix Consulting Group report, and I have
17 reached out to some other experts, including at
18 least in my mind experts: the Barnstable County
19 Sheriff's Office and the Massachusetts State 911
20 Department.

21 Now, my focus was solely on building
22 needs, such as equipment space and
23 infrastructure, not personnel, because I think
24 we've already done that.

1 Bob, if you could put up the first
2 slide, thank you.

3 Now, I won't go into this because Julian
4 has already presented this and it was on the
5 spreadsheet that was presented to the Selectmen.

6 Bob, you can go right to the next slide,
7 as well.

8 Thirteen options. Again, as it was
9 stated, it is not necessarily all different sites
10 but different options. What I'd like to do is
11 again apply the logic and quickly go through each
12 of these sites, because that's what we're
13 focusing on: which site do we need more money.

14 Bob, the next slide, please.

15 All right, here's the criteria. And
16 there will be more criteria and there is more in
17 the Matrix study, but here are the ones that I
18 felt were at least the important ones for me.

19 As Julian stated, January 1, 2016
20 implementation. I think that's a good goal. We
21 don't want our equipment to fail. We've already
22 at least appropriated the funds for it, so we
23 need to do that.

24 Near the Police and Fire headquarters.

1 Now, I wasn't sure why. I'll take everyone's
2 word for it, because we perhaps need to be closer
3 communication to these headquarters.

4 Cost efficient. Of course we need to do
5 that.

6 The Matrix study also suggested that we
7 needed 1500 square feet in order to put not only
8 the four consoles - and if you've been to any of
9 the current dispatch sites you'll see it's really
10 an old console model. The new consoles are a
11 lot larger in terms of the screens that are
12 needed and the space for the furniture.

13 There's also, already discussed tonight:
14 independent, in a neutral location. I'll talk
15 more about that later.

16 Security, and also discussion regarding
17 the necessary amenities.

18 So I'd like to try to start eliminating
19 some of these based on that criteria. Again, a
20 logic approach.

21 January 1st. Well, I drew off the Eddie
22 Marks Building, both the first and second floor,
23 because there would be a need for major
24 renovations to that building and site. In

1 addition, we have some preservation restrictions
2 already on that building. So in order to
3 properly permit that, get by the restrictions and
4 do the major constructions, those have got to be
5 gone.

6 The School Administration Building was
7 another location. Yet, as I watched the
8 Selectmen's meeting when they discussed this in
9 the presentations, there were no discussions with
10 the School Department or the School Committee
11 regarding that site. You also know we used CPC
12 funds a few years ago to preserve some of the
13 history of that building, so I would imagine not
14 only an old building, but not having communicated
15 with the School Department and the historic
16 aspects of it, January 1st would be probably
17 pushing that, as well.

18 The Water Department Garage and the
19 Water Pump station. Interesting places to go
20 look at, and again, when I watched the
21 Selectmen's meeting, those were basically thrown
22 out, too, because they wouldn't be available to
23 us until after we design and construct the water
24 filtration plant. Now, we know that won't get

1 done by January 1st, as well.

2 New construction. My guess is even if
3 we were to find a pre-fab metal building and we
4 located it on Main Street, I doubt that we would
5 have it available in time.

6 Next slide, please.

7 All right, the DPW is on the list.
8 Now, to me, the DPW building was attractive in
9 many ways. The size of it, the parking,
10 relatively new construction. There's a
11 communication tower already on the site. But
12 it's not on Main Street. So, if we use that
13 criteria that was raised before, we'll take that
14 one off the list, as well.

15 Okay. That leaves us with - I'm sorry,
16 I threw this little criteria in, myself. It was
17 called the irrationality factor. Now, it's been
18 mentioned before that the equipment is modular in
19 nature, so it can be moved. But if you
20 appropriate \$200,000 tonight for whatever the
21 location might be, it's not the equipment we're
22 talking about moving, it's talking about the
23 modifying a building that we will walk away from
24 and we won't be able to take that \$200,000 with

1 us. In fact, when you think about the temporary
2 nature of the Gus Canty stage area, we would
3 probably walk away without being able to take the
4 \$200,000 with us. We'd have to restore it to
5 the use of a stage, which would cost us more
6 money, or we would simply have sunk money into
7 what really amounts to a single purpose
8 renovation that wouldn't be able to be used for
9 any of the recreational purposes.

10 In terms of a lease, well, you know, if
11 we don't have a long-term lease - and again, this
12 would have to be on Main Street, at least 1500
13 square feet according to the Matrix study - it's
14 not going to do us much good. And again, it
15 seems to me to be a little bit irrational why we
16 would go out and consider leasing with the
17 inventory of unused Town-owned space that we have
18 currently.

19 But, thank you, the next one.

20 What about the costs? Well, I've
21 already mentioned that I've already eliminated
22 because of the January 1 category, but the Marks
23 Building is just going to cost way too much and I
24 think everyone recognizes that.

1 The Gus Canty stage area, well, I don't
2 really know. I think we need to talk about
3 that. What is the real cost? Now, the ranges
4 that were presented to us at our precinct
5 meeting, and they were tonight, ranged anywhere
6 from 200,000 to 300,000 dollars. I've read in
7 the paper that it could be as much as 400. And
8 actually, when I was gathering additional
9 information from the Sheriff's Department, that
10 the thought could be as much as \$500,000. And
11 in fact, if you looked at the Matrix study, the
12 vast majority of this \$50,000 study talks about
13 whether or not we should have consolidated
14 communication; we've passed that.

15 The last four pages all you really have
16 to do is look at. And Matrix actually went into
17 giving some numbers such as radio infrastructure,
18 which is \$362,000; security systems, 12,000; a
19 generator, \$100,000. And I guess what troubled
20 me a bit was that the summary that we received at
21 the precinct meeting didn't appear to be created
22 by an architect, a communication engineer; it was
23 a summary of numbers.

24 Now this, whether you think in terms of

1 the size of the building or the room, 1500 square
2 feet doesn't sound like much, but think about it:
3 this is a serious public safety public works
4 project, and it's not simply the relocation of
5 clerical people. We're talking about our 9-1-1
6 services in consolidated communication.

7 All right. Go to the next slide, if
8 you would.

9 Now, if you look at the size, the
10 current Police Department, the existing Police
11 Department, has 449 square feet used for
12 dispatch. The existing Fire Department dispatch
13 area has 272 square feet.

14 Now, the option -- just a quick comment
15 in terms of the Fire Department. If you look at
16 the spreadsheet that was presented to the
17 Selectmen, it was the existing space perhaps
18 being blown out into taking over a vehicle bay.
19 But it wasn't any other space in the Fire
20 Department, it was the existing space.

21 Now, Gus Canty has 830 square feet.
22 Now, Matrix is saying - the \$50,000 Matrix study
23 - 1500 square feet. This is only 830. Now,
24 the 830 is just marginally more than the combined

1 Police Department existing space and the combined
2 existing Fire Department space. So, we're going
3 to put a lot of money into perhaps cramping
4 people into a space that Matrix doesn't think
5 would be adequate simply on size alone.

6 I guess the point I wanted to also -
7 Bob, I'm sorry, if we could go back
8 there.

9 I guess what troubles me is that these
10 12 options, 13 options, are so easily discarded
11 with a little bit of objection that I have to
12 question why they were even presented. And I'm
13 worried to think or to conclude that they were
14 designed only so that the only viable option
15 would be Gus Canty.

16 What about the option that was never
17 presented to the Selectmen -- it's not a surprise
18 to any of us because we've read about it -- and
19 that's the third floor of - and to try to use the
20 same words - a building that we've already paid
21 for as the taxpayers, that already exists and in
22 my humble opinion - and I'm not in the trades. I
23 don't know any of these things, but trying to
24 gather it.

1 Bob, the next slide.

2 I'll compare the two of them. 830

3 square feet at Gus Canty, significant
4 construction, electrical communications work and
5 a fear that I understand that it may not be able
6 to connect well without some major additional
7 efforts such as a tower for an antenna, conduit
8 work, et cetera, that could be anywhere from 200
9 to 500,000 dollars. Pick a number; I don't
10 really care. Even use the 200, the lower
11 figure.

12 At the third floor of the fire station,
13 there's 1225 square feet. It already has
14 showers in the area; you don't have to walk 45
15 feet. It already has bathrooms in the area. It
16 already has room for equipment. It has a
17 separate area for an administrator's office.
18 There is, at least in my - what I did in terms of
19 the tour looking at it, yeah, there's some
20 weights up there that are used for, you know,
21 those gym kind of weights that I don't know much
22 about, but can be moved. In fact, I've offered
23 to supervise the movement. I don't want to lift
24 them, but I'll help supervise them, for free.

1 Some minor electrical, because conduits
2 already there. Some minor air conditioning
3 work. Unlike what the Matrix report said that
4 I've referenced a moment ago, that at the fire
5 station third floor there's already radio
6 infrastructure in the building. To put that at
7 Gus Canty, at least as I read Matrix, \$362,000.

8 Security systems. The fire station has
9 already got a security system. In fact, in
10 Article 12 tonight, I think it's Article 12,
11 you'll be asked to perhaps transfer \$60,000 out
12 of existing accounts to upgrade security at the
13 fire station and maybe to secure Town Hall. So,
14 if the security system at the Fire station is
15 inadequate -

16 THE MODERATOR: Mr. McNamara, you've
17 hit the 15 minute mark. Do you want to request a
18 specific amount of additional time?

19 MR. MCNAMARA: Five minutes, please.

20 THE MODERATOR: He's asking for an
21 additional five minutes.

22 All those in favor, signify by saying
23 aye.

24 [Aye.]

1 THE MODERATOR: All those opposed no.

2 [No.]

3 THE MODERATOR: The ayes have it. We
4 have an additional five minutes.

5 MR. MCNAMARA: Thank you, Mr.
6 Moderator.

7 In terms of the neutrality, Sandy
8 already talked about that the Matrix study didn't
9 say neutrality over anything else. It said
10 consider these things.

11 So, I checked to find out. Taunton has
12 a consolidated communication; it's located in
13 their Fire Department. Hanover has a
14 consolidated communication; it's located in their
15 Police Department. South Worcester County,
16 which has the towns of Webster and Dudley, are
17 located in the Webster Police Department.
18 Wachusett Regional Emergency Center, which
19 includes the towns of Holden, Princeton and soon
20 West Boylston, are all located in the Holden
21 Police Department.

22 Folks, we're talking about
23 professionals. I don't think we have to worry
24 about our professionals being concerned about

1 what the location of the building might be.

2 Security I already mentioned briefly.
3 There's none at Gus Canty; it would have to be
4 put in there.

5 In terms of amenities, as I said, there
6 are bathrooms, showers, lockers already on the
7 third floor of the Fire Station.

8 And I just want to leave you with this
9 final thought as I look at it. Mr. Suso has
10 said that the third floor of the Fire Station is
11 not a viable option because the firefighter's
12 union refuses to bargain. The union says that's
13 not true. You know, I don't really care who you
14 believe. The third floor is a viable space that
15 seems to me to be tailor-made for this project
16 without the appropriation of additional money.
17 So I say we can consolidate our communication
18 with the money that was already appropriated in
19 November.

20 And I guess I'll finally say that, to
21 whomever the party is that's holding this up: get
22 it done. We're watching.

23 [Applause.]

24 THE MODERATOR: Okay, let's go, folks.

1 Ms. Lichtenstein. Ms. Lichtenstein.

2 MS. LICHTENSTEIN: Lesley Lichtenstein,
3 precinct eight.

4 I don't know how you feel; I don't like
5 to be threatened at Town Meeting. Particularly:
6 if you don't do this, the sky will fall on you.

7 But, I'm all for consolidation.

8 I have major problems with the Gus Canty
9 Center. We don't want to let registered voters,
10 our neighbors, go into our schools for a few
11 hours twice a year to vote for the safety of our
12 children. But tonight, we're being asked to put
13 the main crisis center, which is target number
14 one if there's any wacko out there that wants to
15 do us in, right next to our children 24/7, 365
16 days a year. I think this is the wrong place to
17 put it; I'm sorry.

18 [Applause.]

19 THE MODERATOR: Okay, I've got - I've
20 got a long list. I'm going to ask: does anyone
21 want to speak in favor of this?

22 Okay. Ms. Kennedy.

23 MS. KENNEDY: Thank you, Mr. Moderator.
24 Good evening.

1 I speak to you tonight as your
2 Recreation Director and also as a Town Meeting
3 member in precinct 4. I have worked for the
4 Recreation Department for the past 27 years since
5 the Gus Canty Center has been open. I've had
6 the pleasure of also being a Town Meeting member
7 for over 15 years. I'm a very committed member
8 of this community.

9 I've raised my children here. I take a
10 lot of pride in all my decisions.

11 No one in this town knows better what
12 goes on in the Gus Canty Center than me. I've
13 spent in the last 15 years as I've been your
14 Recreation Director, close to 50 hours a week in
15 that building. I would not endorse this idea of
16 a dispatch center in the community center if I
17 thought in any way if it would impact any of the
18 existing recreational programs or any future
19 recreational programs or the safety of our
20 children.

21 Most people don't know that the stage
22 area even exists in the Gus Canty Community
23 Center. And if a dispatch center is placed in
24 the Gus Canty Community Center, residents won't

1 even know it's there. The stage area is
2 unutilized space in the Gus Canty Center. Two
3 very informal groups do use that, but the Gus
4 Canty Center is open an average of 77 hours a
5 week and these two groups can easily be put in
6 another location at a different time or in the
7 gymnasium where they can practice their crafts.

8 The lip of the stage in front of the
9 metal door will remain the same. The stage lip
10 is used on occasions for various special events
11 in the gym throughout the year and is used as a
12 shelf to place your coat if you're in the gym
13 playing sports or walking. The main stage room
14 behind the metal curtain is not used except for
15 uses I have mentioned, and if it is soundproofed
16 no gym noise will enter the room.

17 It has been proven at other locations in
18 other towns in Massachusetts that a dispatch
19 center can coexist in a community center and be
20 successful, and this was highlighted in the Town
21 Manager's presentation.

22 Also highlighted in his presentations
23 were the savings to the Town if the dispatch
24 center is placed, and also the recommendations of

1 our Finance Committee.

2 I ask you to support this article.

3 Thank you.

4 THE MODERATOR: Mr. Latimer.

5 Mr. Cook, you're on the list. It's a
6 really long list, so let's be to the point,
7 because every time I look up there's more names
8 added to the list.

9 MR. LATIMER: Richard Latimer, precinct
10 one.

11 A longtime resident of Falmouth. I
12 actually knew Gus Canty. I used to go over to
13 the old rec building. He would whip our ass in
14 ping-pong. You'd go over there, try to play him
15 in a game of ping pong, man, you lost. I mean,
16 he was a great old guy, and I'd hate to see a
17 building that's named for such a great guy be put
18 to such an inappropriate use, frankly.

19 Now, we heard a lot about this
20 underutilized stage. But we haven't heard from
21 Mr. Suso about how the gym area on the third
22 floor of the Fire Department is also
23 underutilized. And to the extent the firemen
24 need some gym space, it would be most appropriate

1 to say, "Well, let's move their gym area over to
2 the rec building", which would be an entirely
3 consistent use. Which would be something that
4 Gus Canty would surely approve of.

5 Now, so basically what we're getting
6 here from Mr. Suso is that the real sticking
7 point, and I mean, this is real important, is a
8 turf issue between the police and the fire
9 unions. A turf fight? And for this we're going
10 to spend \$250,000 needlessly? I would say to
11 them: grow up.

12 [Applause.]

13 THE MODERATOR: Okay, folks.

14 MR. LATIMER: I mean -

15 THE MODERATOR: Come on.

16 MR. LATIMER: Matt McNamara told us
17 about all these other towns where it's either in
18 the Police station or the Fire station. And
19 that makes perfect sense. Because on one end or
20 another it's going to be very close to where the
21 vehicles are.

22 Now, in this case, it's the Fire
23 Station. The emergency vehicles are right there.
24 It doesn't -- you know, in the Police station,

1 they may be all over town, but -- and that goes
2 out on the radio. But, in the Fire station,
3 it's right there. The call comes in and it goes
4 out on the radio; it also goes down on the
5 intercom: "get out". I mean, that makes sense.
6 That's logical.

7 This is - by the way, all this talk
8 about a neutral site. This is going to be a
9 separate department, no matter where it is. If
10 it's in the Gus canty Center, if it's in a rented
11 building, it's going to be a separate department,
12 just the way those - that dispatch center in
13 Hingham with all those other departments is a
14 separate department within the building's uses.
15 It's a separate department. So it's not the
16 Police Department or the Fire Department to which
17 these people are responding, it's just some space
18 in an public building that we already own that
19 will be a separate department space.

20 I would strongly recommend we vote this
21 down, charge Mr. Suso to come back next fall with
22 a proposal to rehabilitate the third floor of the
23 Fire Station, and get this job done.

24 It is a necessary and desirable object

1 to consolidate. Let's do it right.

2 Thank you.

3 [Applause.]

4 THE MODERATOR: Okay. Mr. Herbst was
5 next on the list. Are you - do you want to
6 speak in favor of this?

7 MR. HERBST: [No mic:] No.

8 THE MODERATOR: Mr. Bidwell's next on
9 the list. Do you want to speak in favor of this?

10 MR. BIDWELL: [No mic:] No.

11 THE MODERATOR: Mr. Netto's next on the
12 list. Do you want to speak in favor of this?

13 MR. NETTO: [No mic:] I have
14 information, sir.

15 THE MODERATOR: Okay, then Mr. Netto.

16 I'm getting a sense of this body. I
17 don't want us to stay here for another half hour
18 and you've got your decision made already.

19 So, Mr. Netto, you've got new
20 information?

21 MR. NETTO: Yes. Joe Netto, precinct
22 nine.

23 I know we're tired of this; we've
24 discussed this. I am very, very upset now at

1 the tone that's taken here.

2 This is the article that I spoke about
3 last night, the second one. It's, you know,
4 who's going to give in first. But in the
5 presentation of Mr. Suso, I had to agree with 90
6 percent of what he said. Yes, I do. And I
7 came to this side because I didn't want to have
8 my back.

9 A couple - but there's ten percent that
10 I totally disagree with, and I will prove that by
11 the facts if you look in your warrant booklet.
12 What does voting no on - excuse me - on this
13 article do? You saw a slide, and that's why I
14 have so much umbrage about this, the slide that
15 says if you vote no, you're basically throwing
16 this plan out.

17 Would you put it back up there, please,
18 Bob.

19 We have voted the positions. We have
20 voted all the money. There's a slide there that
21 says if you vote this, you're going to miss this
22 opportunity. There's only one thing you're
23 going to do that I agree with him: we're going to
24 push the date back. I would hope you would vote

1 no.

2 And if you can find it, fine. If you
3 can't, I think you folks know what slide I'm
4 referring to.

5 So - and I have some other - Article 9:
6 To see if the Town will vote to appropriate a sum
7 of money for the purpose of funding the physical
8 improvements to an existing public facility to
9 accommodate the Department of Communications.
10 That doesn't say we're going to throw the plan
11 out, and yet we saw a slide - look at it -- if
12 you fail to vote the majority.

13 All you're voting on -- I told you last
14 night, you control the money. You're voting on
15 \$200,000 that would be needed to move the
16 Communications Center into the rec building.
17 You're not voting against the concept. Everyone
18 in this town, everyone in this Town Meeting knows
19 the importance of public safety. I think that
20 that slide is uncalled-for. It's not the truth.

21 [Applause.]

22 THE MODERATOR: Okay, folks, let's -

23 MR. NETTO: And, in closing, I have two
24 more points.

1 THE MODERATOR: I'm going to just make
2 one comment. If we're going to start clapping
3 and hooting out of order, I'm going to take a
4 call of the vote from the chair. So if you want
5 to hear future presenters on this list, let's act
6 like a civilized, democratic institution and
7 let's listen to the speakers.

8 Mr. Netto.

9 MR. NETTO: Thank you. I'll be brief.
10 I know - okay.

11 One quick one: the word "unanimous".
12 The Selectmen unanimously voted for this plan.
13 That's correct. Failed to mention: three of the
14 Selectmen; two weren't there. Forty percent of
15 the Board of Selectmen. We have two members of
16 the Board of Selectmen that weren't there.
17 Three out of the five. But it was unanimous of
18 the three that were there.

19 The second thing, and this will be last.
20 There were many other things I wanted to speak
21 about, but we have come into question the use of
22 the stage. Well, last Friday -- I have the
23 letter to the editor page of the Falmouth
24 Enterprise -- a lifelong citizen of the Town of

1 Falmouth who I do not know -- know of him --
2 Allen D. Moniz, signed this letter. He took the
3 time out of his day to write a letter to us, to
4 the Town Meeting members that are going to
5 determine the fate of this building.

6 Space not at all rarely used. And two
7 speakers, Mr. Suso and Mrs. Kennedy, have
8 mentioned stage. Yet this comes from someone
9 who says, "It makes me sad when I hear that the
10 town is thinking of taking away the stage room at
11 the Gus Canty Community Center where the Falmouth
12 Juggling Club has practiced almost weekly for
13 nigh onto 20 years." Well, I don't know about
14 you folks, but that means something to me.
15 There's a group of people that have been doing
16 this weekly for 20 years? And we've tossed this
17 stage area out like nobody uses it?

18 In ending, he says, "But what might make
19 me the saddest of all is to keep reading in the
20 paper that the space is rarely used. To me, it
21 has an immeasurable use over the years."

22 Again, I would hope you would defeat the
23 allocation of \$200,000 to make the Gus Canty
24 Center our Communication Center. You are not

1 voting against the concept of public safety.

2 Thank you.

3 THE MODERATOR: Mr. Cook. Mr. Cook.

4 Alden Cook. Oh, two Cooks, sorry. [Laughs.]

5 I'll add the other Mr. Cook to the list.

6 MR. COOK: Luckily I don't hear very

7 well, so.

8 [Laughter.]

9 MR. COOK: Good evening, Town Meeting
10 members, my name is Alden Cook. I am a retired
11 firefighter/paramedic from the Falmouth Fire
12 Department. I'm also the deputy director of
13 Cape & Islands Emergency Medical Services, an
14 organization that administrates and trains
15 paramedics and EMT's for the entire Cape.

16 I am not associated with any labor
17 organization whatsoever. Not the firefighter's
18 union, not the Fire Chief, not the Police Chief,
19 not any police organization, either. I speak
20 for myself and other interested citizens in this
21 community.

22 My talk this evening will pertain only
23 to the location of a public safety dispatch
24 center, and there are certain issues that are of

1 primary concern. One is the suitability and
2 permanence and security of the structure. For
3 what purpose was the building designed and what
4 is the present usage of the space available, for
5 a communications center? What is the building's
6 existing infrastructure? And, last but not
7 least, of course, what is the cost to perform
8 this task?

9 You will see some dollar figures as we
10 go through this screen, and they are approximate
11 and they have been calculated on the low end of
12 verbal estimates in my telephone and personal
13 contacts with contractors in the electrical,
14 structural, and communications industries, as
15 well as end users of the systems.

16 In the proposed combined dispatch center
17 are a variety of systems: radio, Internet, GPS,
18 data storage and display, fire alarm, and many,
19 many permanent telephone circuits.

20 Absolutely the most important factor is
21 reliability. Every dispatch center strives for
22 maximum reliability. This means placing all
23 personnel and equipment in one location.
24 Dispatchers, dispatch consoles, interfaces,

1 interconnections and radio transmitters and
2 towers and the antennas should all be together.
3 The worst possible situations are long and easily
4 interruptible interconnections between any of the
5 functions and infrastructure and hardware, either
6 by telephone circuits or by microwave lengths.

7 As we have seen before, the
8 administrators of the Town of Falmouth and the
9 Selectmen, Finance Committee have voted for the
10 preferred public safety location at the rec
11 center. Here's a picture of the building in
12 which it will be in. Inside those windows would
13 be the stage area.

14 The recreation center lacks many of the
15 requirements for a combined public safety
16 dispatch center. The proposed location on the
17 stage requires construction of a secure building
18 within the building. You will see as we go to
19 the next slide: there is the stage of the rec
20 center and one cannot put a dispatch center in
21 there without isolation and soundproofing.
22 Available 800 square feet space will be reduced
23 by the amount of soundproofing for the new room
24 which must have four walls and a ceiling. And

1 this space has to have four dispatch consoles,
2 the computer servers, the battery back-ups, racks
3 for telephone cable terminations, technical
4 interface racks and equipment, electrical
5 transfer switch for the generator, and power
6 distribution panel and racks for the fire alarm
7 systems and receivers.

8 There is a space available.

9 Within this space must be a room built
10 within this room; it must have four walls, a
11 ceiling, and it must be soundproofed. It must
12 be separately air conditioned. This building is
13 open to unmonitored public access 12 hours or
14 more per day. There are no proximate toilet,
15 showers, cooking or eating facilities.

16 Modifications to the interior and exterior doors
17 will be required as well as installing a closed
18 circuit T.V. system for a cost of approximately
19 \$30,000.

20 Now, security systems are required
21 regardless of what building a dispatch center
22 goes in.

23 Here's a view of the stairs going up to
24 the first floor, the elevator, go through the

1 door, and then you end up up in the stage area.
2 Here's the corridor leading to the public
3 facilities. Here is a gymnasium and the locker
4 room. Keep in mind that the public is in here
5 during all times of the day and the evening. And
6 if the dispatchers want to use this as a locker
7 room, it may be full of people, teams, et cetera.

8 It's necessary to have an emergency
9 generator in order to power this in case of a
10 failure of the commercial electrical system.
11 Now, in order to power the entire building, it
12 takes a good size generator. The administration
13 has said "We will just power this room. We don't
14 need to power the entire rec center." There are
15 some problems with that. One of the problems is
16 if you want to go to the bathroom and it's dark,
17 it makes it difficult.

18 [Laughter.]

19 MR. COOK: The other problem is that
20 there is a boiler in this building. If there is
21 a power failure in the middle of the winter, one
22 would like to think that you are able to run the
23 boiler and keep the dispatch center warm.

24 Also, comments have been made about

1 breaking out the circuitry and just having the
2 lights in the corridors and in the bathrooms, et
3 cetera, et cetera, and hitching that to the
4 emergency generator. If there are any
5 electricians in this room, they will tell you
6 that breaking out electrical circuits in a
7 municipal building inside power panels and
8 integrating them with an emergency generator is
9 not an easy task and it's very expensive.

10 Connections by microwave radio and hard
11 wire phone cable with links to the Fire
12 Department headquarters for all the radio
13 transmitters for the Fire Department, the Police
14 Department, the Marine and Environmental Services
15 and DPW would cost about \$50,000. Relocation of
16 the hard wired and radio municipal fire alarm
17 systems would cost \$100,000. There are nine
18 hard-wired fire alarm systems coming into the
19 Falmouth Fire Department. As you all know,
20 there are fire alarm systems on all the buildings
21 in this town: scientific buildings, schools,
22 churches, commercial buildings; these have to be
23 supported. There is no way to connect these
24 without hard-wiring.

1 You must have a designated air
2 conditioning system for this area. This would
3 cost about \$10,000. The reason it has to be a
4 designated system, even though the rec center is
5 air conditioned, is because even in the
6 wintertime, or in times of cold weather, it's
7 necessary to keep that room cool where the
8 dispatch consoles are and the computer servers,
9 et cetera.

10 The telephone system coming into the
11 headquarters Fire Station is a 200 pair cable.
12 This would cost \$60,000 to get it down to the rec
13 center. That sounds expensive, you say. You
14 have to hire a line crew of four people. You
15 have to hire four police officers to do the
16 traffic control. Have to run it from pole to
17 pole. Two hundred pair cable is very expensive.

18 We would have to relocate the special
19 Verizon phone circuits for the Police Department
20 radio system.

21 As stated before, there's limited
22 parking during events. It's nice to say we'll
23 reserve a couple of spots, but what happens when
24 the other dispatchers come on duty and the cars

1 are in the way? That can be difficult.

2 This building is designed and used as a
3 recreation facility. Not a secure public safety
4 facility. Total estimated modification expense
5 is \$373,600.

6 How about the Fire Department
7 headquarters on the third floor? It's currently
8 used as an exercise area. You have heard
9 another speaker say that the firefighter's union
10 has publicly declared at the public hearing held
11 in the Selectmen's Room and at Town Hall that
12 they are in favor of putting the communications
13 center on the third floor of the Fire Department.

14 The area was built for future public
15 safety use and not exclusively designed as a gym.
16 There's over a thousand square feet, including
17 the vestibule, as I call it, or the entryway.
18 It's adequate for dispatch consoles and
19 administrative functions.

20 As you will see, all of the equipment is
21 already in place except for the new dispatch
22 consoles.

23 Here's the Fire Department main entrance
24 on King Street. As you can see, there are three

1 floors. During the time of the renovation of
2 the Fire Department, I was on the Building
3 Committee. Chief Brodeur was our leader at that
4 time and I said to him, "Chief, we can save a lot
5 of money by knocking off this third floor. It's
6 quite costly," when we were doing the
7 architectural drawings. And he said to me,
8 "Alden, someday we're going to need that floor
9 for something important for public safety." And
10 that time is now.

11 Here's the main lobby of the Fire
12 Department. There's a stairway that goes to the
13 basement, second floor and third floor and the
14 elevator is right there.

15 Here's the third floor entryway. For
16 security, it's easy to put keyless locks on that
17 door coming up from the second floor with card
18 slider. Same thing with the elevator. It's
19 current technique to limit elevator travel by use
20 of an electronic interlock and you just have a
21 card slider in the elevator. If you want to go
22 to the third floor, put the card in or else you
23 don't get there.

24 Here is the space, currently occupied by

1 the exercise machines, none of which are bolted
2 down. They're all free-standing. As you can
3 see, this is a long and jagged building - room,
4 and there's space along the walls to put dispatch
5 consoles, more than adequate.

6 This is a full view, looking back
7 towards the doors.

8 Importantly, this room requires no
9 structural changes. Not one nail, not one
10 board. Only the addition of security features,
11 about \$20,000. It also has to have a separate
12 air conditioning system, \$10,000. It has
13 handicapped accessible toilets and locker room
14 facilities exist within the current third floor
15 space, both men and women. Dual means of egress
16 already exist for this area, which includes a
17 handicap-accessible elevator.

18 There are the men's and ladies' rooms.
19 You can see it's handicapped accessible; I
20 measured them again to be sure.

21 Here's the egress from the third floor
22 down to the second floor. This comes out in the
23 fire prevention room. After six o'clock at
24 night, this is locked up solid. Same deal here:

1 put a card slide lock on the door; no one can get
2 out. On the inside, you put a panic bar so
3 people can always get out.

4 Already in place and operating and
5 requiring no modifications: the radio tower with
6 antennas, the transmitter building, the
7 interconnecting wiring and control circuits, the
8 emergency generator for the entire building and
9 for the EOC, Emergency Operations Center, 225,000
10 watts with a four days' supply of diesel fuel
11 built into the bottom of it.

12 The telephone cables are there, the fire
13 alarm circuits are there.

14 Extending all of this from the current
15 first floor dispatch through existing raceways is
16 about \$40,000. Moving the police radio
17 transmitters and antennas is about 2,000.

18 Here you see the transmitter building.
19 Inside are the transmitters right now for the
20 DPW, the Water Department, the Fire Department
21 transmitters, the coaxials going out to the
22 antenna.

23 Notice in the middle on the bottom there
24 are tubes, steel tubes, four inch steel tubes

1 which are buried ten feet underground across the
2 driveway of the Fire Department. I was there; I
3 saw them buried. They come out in the basement
4 of the Fire Department under the apparatus floor,
5 and as you can see there are plenty of empty
6 tubes left for adding on more transmitter
7 circuits. It goes up to the first floor
8 dispatch area which can then be extended to the
9 third floor.

10 There's the generator, with the fuel
11 underneath. There's the radio tower. It's 110
12 feet high. It's rated for 110 mile an hour
13 constant velocity wind and it cost \$120,000 to
14 erect. It's buried in 15 feet of concrete; I
15 watched them do it.

16 This is the electrical room on the
17 second floor. Obviously this would not need to
18 be duplicated should it be somewhere else, but if
19 you'll notice the picture on the top left, there
20 are plenty of spaces for new circuit breakers and
21 a circuit to go up to the third floor would not
22 require any new panels to be installed; instead,
23 just a new circuit-breaker.

24 On the bottom left is a transfer switch

1 for the emergency generator. See the size of
2 it; it's voluminous. It's already there.

3 There are two rooms on the second floor;
4 this is in the second floor lobby. There is a
5 telephone room and there is a communications
6 room. The communications room holds the
7 interfaces for the radios and you can see in the
8 picture on the right-hand side you can just see
9 some of the terminals where the 200 pair
10 telephone cable comes into the building.

11 Here's the technology room. Here are
12 the computers, servers for all the dispatch
13 consoles down below, and you'll notice there's an
14 orange thing up at the top of that; that's the -
15 the new OpenCape - what am I trying to say?

16 FROM THE FLOOR: [Inaudible.]

17 MR. COOK: Yes, thank you. Dementia.

18 [Laughter.]

19 MR. COOK: In addition, the Emergency
20 Operation Center is located on the second floor
21 which is just below the proposed combined
22 dispatch center. Administratively this is an
23 excellent feature. Why? Because people can
24 run back and forth from the dispatch center? No.

1 Because the interconnections are inside the
2 building from the dispatch center down to the EOC
3 which is already wired. An excellent feature.

4 Kitchen facilities are -

5 THE MODERATOR: Okay, Mr. Cook.

6 MR. COOK: - available adjacent -

7 THE MODERATOR: Mr. Cook. Mr. Cook.

8 MR. COOK: - to the EOC on the second
9 floor.

10 THE MODERATOR: Mr. Cook, we've hit 15
11 minutes, so we've got a rule that they have to
12 vote. How much additional time will you need?

13 MR. COOK: About 30 seconds.

14 THE MODERATOR: Thirty seconds. All
15 those in favor, signify by saying aye.

16 [Aye.]

17 THE MODERATOR: All those opposed no.

18 [No.]

19 THE MODERATOR: The ayes have it.

20 MR. COOK: So the total estimated
21 modification expense is \$72,000.

22 Here is the EOC in operation. And the
23 top slide shows how it is as a training room when
24 it's not used as an EOC. And there's the little

1 kitchen next to it. This is on the second
2 floor, easily accessible by coming down one
3 flight of stairs from the third floor.

4 Ideally isolated from the general public
5 yet easily accessible for dispatchers and
6 administrators.

7 No parking issues whatsoever, as a new
8 parking lot area has recently been purchased and
9 will soon be added.

10 The cost difference between these two
11 sites is \$301,600. If for no other reason, we
12 should pay attention to that.

13 Town Meeting members, I ask you to use
14 your common sense. Which is the best site for
15 this communications center? The rec building,
16 which was never designed to be a public safety
17 building, or this building?

18 When you're on the third floor, it's
19 totally isolated. No one can get up there as
20 soon as you lock that door. There's nothing else
21 up there. It's not accessible from the outside
22 unless you raise the aerial ladder.

23 Thank you very much.

24 [Applause.]

1 THE MODERATOR: Okay, Mr. Suso.

2 Folks. Mr. Suso.

3 MR. SUSO: Thank you, Mr. Moderator.

4 I wanted to put my slides back up there
5 and the PowerPoint, if I may. I'd like to go to
6 slide number 36, please.

7 [Pause.]

8 MR. SUSO: 36. That's okay, yeah.

9 [Pause.]

10 MR. SUSO: Yeah, go back a bit, sorry.

11 Yeah. Go back some more. You should have some
12 photos in there. No, sorry, go forward.

13 There we are. Go back, now. One more.
14 One more. Stop right - no.

15 Go back to 37, please. Stop right
16 there for a moment.

17 Yeah, thank you, Mr. Moderator, and Town
18 Meeting members. I just want to indicate I had
19 the opportunity to hear a presentation from the
20 last speaker before and - and from some others
21 who have made presentations and I respect the
22 fact that there's a lot of experience there.
23 There are cost estimates there. The Town has
24 cost estimates, as well.

1 In my view, the estimates for
2 conversion, suggested conversion in the third
3 floor are understated by a major amount. I'll
4 comment on that in a moment. And the estimated
5 costs to convert the stage based on all the
6 information we have is overstated by at least a
7 factor of two. Considerably higher than we
8 feel, and we have looked at that.

9 But I understand little is to be gained
10 by dueling costs. I noted that there were no
11 justifications in those costs; they were just
12 tossed out there.

13 But let's just flip to the next slide,
14 if you would. This is, again, the third floor
15 of fire headquarters. This is the fitness room
16 on the third floor, looking from just inside the
17 doorway down toward the internal stairwell and
18 you can see it has considerable amount of
19 existing exercise equipment, some of it quite
20 expensive.

21 And let's go to the next one, next
22 slide.

23 Now here's a view in the other direction
24 toward the main entrance. One of the things

1 you'll note on these slides is the proliferation
2 of windows. There are windows on three sides of
3 the third floor. Windows everywhere. Those
4 windows need to be dealt with, and they're going
5 to be dealt with in a costly manner. That has
6 not been mentioned, but they're a fact of life.
7 Three sides are windows.

8 There are also two porches on the third
9 floor that you can access through doors and sit
10 outside. It's very accessible to the exterior,
11 very public, very open with windows.

12 Next slide, please. This is the view
13 that you saw earlier, including the stairwell to
14 the lower level, really making a considerable
15 part of this space unusable for the kind of
16 function we're talking about.

17 And now to my last couple slides.

18 This is another shot of the single bowl
19 rest rooms. Totally inadequate for the kind of
20 use we're talking about. Dispatch facilities we
21 have visited, given the level of activity, you
22 can't have dispatchers waiting in line to use the
23 toilet.

24 FROM THE FLOOR: [General talking and

1 laughing.]

2 MR. SUSO: This is - this is totally
3 inadequate.

4 THE MODERATOR: Okay, folks.

5 The question will come on the main
6 motion. All those in favor signify by saying
7 aye.

8 [Aye.]

9 THE MODERATOR: All those opposed no.

10 [No.]

11 THE MODERATOR: It's the opinion of the
12 chair that the no's have it and we'll stand in a
13 15 minute recess.

14 [Whereupon, recess taken AT 9:15 p.m..]

15 THE MODERATOR: Let's re-establish a
16 quorum.

17 I have an announcement from the Solid
18 Waste Advisory Committee, wants to remind you
19 that, in supporting the Falmouth Cleanup Week,
20 please recycle. Do not put plastic bags into
21 the recyclables. You can go to the Town's
22 website under DPW Waste Management Facility for
23 information on what materials are recyclable.

24 Information sheets and labels for

1 containers used for curbside recyclables, if your
2 blue bin is no longer usable, are also in the
3 front lobby. So on your way out tonight, if you
4 need to grab some of that information, it's in
5 the front lobby. Courtesy of the Solid Waste
6 Advisory Committee.

7 [Pause.]

8 THE MODERATOR: Okay. Let's re-
9 establish a quorum. All Town Meeting members
10 please rise for the establishment of the quorum
11 and the tellers will return a count.

12 [Pause.]

13 THE MODERATOR: In the first division,
14 Mr. Netto.

15 MR. NETTO: 41.

16 THE MODERATOR: 41.

17 In the third division, Mr. Hampson.

18 MR. HAMPSON: 59.

19 THE MODERATOR: 59.

20 In the second division, Mr. Dufresne.

21 MR. DUFRESNE: 85.

22 THE MODERATOR: 85.

23 By a counted vote of 185, we have a
24 quorum and we're back in session.

1 We are on Article 10, Madame Chairman.

2 MR. PUTNAM: Mr. Moderator.

3 THE MODERATOR: Mr. Putnam.

4 MR. PUTNAM: Mr. Moderator, Brent
5 Putnam, precinct nine.

6 I would ask reconsideration of Article 9
7 based on some additional information and an
8 amendment to try to move this process forward
9 instead of waiting six months.

10 THE MODERATOR: Okay, what's the new
11 information?

12 MR. PUTNAM: A change in the cost
13 estimates and the location.

14 THE MODERATOR: Okay. All those in
15 favor of reconsidering the last article signify
16 by saying aye.

17 [Aye.]

18 THE MODERATOR: All those opposed no.

19 [No.]

20 THE MODERATOR: All those in favor of
21 reconsidering, signify by standing and the
22 tellers will return a count. This is a majority
23 vote.

24 [Pause.]

1 THE MODERATOR: In the first division,
2 Mr. Netto.

3 MR. NETTO: 26.

4 THE MODERATOR: 26?

5 MR. NETTO: Yes.

6 THE MODERATOR: 26.

7 [Pause.]

8 THE MODERATOR: Third division, Mr.
9 Hampson.

10 MR. HAMPSON: 35.

11 THE MODERATOR: 35.

12 In the second division, Mr. Dufresne.

13 MR. DUFRESNE: 55.

14 THE MODERATOR: 55.

15 All those opposed, signify by standing
16 and the tellers will return a count.

17 [Pause.]

18 THE MODERATOR: First division?

19 MR. NETTO: 11.

20 THE MODERATOR: 11.

21 [Pause.]

22 THE MODERATOR: Third division.

23 MR. HAMPSON: 16.

24 THE MODERATOR: 16.

1 The second division.

2 MR. DUFRESNE: 26.

3 THE MODERATOR: 26.

4 By a counted vote of 116 in favor and 53
5 opposed, the motion to reconsider passes.

6 Mr. Putnam are you going to put a
7 positive motion on the floor?

8 MR. PUTNAM: Ladies and gentlemen,
9 Brent Putnam, precinct nine. Thank you for the
10 opportunity for this.

11 Let's make some lemonade.

12 The proposed amendment to the
13 recommendation that we change the amount from
14 \$200,000 to \$75,000 and that we change the words
15 Recreation Center to Fire Department.

16 The logic behind this, ladies and
17 gentlemen, is as noted by Mr. McNamara, we really
18 don't have control -- or, not in a direct way -
19 over where this is going to go, but we do have
20 control over the funds. And a vote of this
21 body, an affirmative vote of this amendment and
22 this article as amended, if you so choose, will
23 send a message to the Board of Selectmen asking
24 them to direct the Town Manager to consider this

1 alternate location and, obviously, if there is
2 the possibility of it moving forward, they will
3 have the funds and they will have the permission
4 to do so.

5 If we wait, obviously, six months is not
6 good for any of us or any of the situations that
7 have been presented to us. So this gets us a
8 move on according to this body's desires and
9 hopefully to get it done.

10 THE MODERATOR: Discussion on the new
11 main motion.

12 Yes, back there, Mr. Smith.

13 MR. SMITH: Thank you. Dana Smith,
14 precinct six.

15 I assume that is specific to the Fire
16 Department headquarters. I think I just heard
17 him say Fire Department. Thank you.

18 THE MODERATOR: Mr. Putnam, do you want
19 that language to be the Fire Department
20 headquarters or just fire - okay. Fire
21 Department headquarters.

22 Okay, yes, Ms. Moran.

23 MS. MORAN: Yeah, okay. There we go.

24 Okay, I would just like to ask the Fire

1 Department and Police Chiefs if that would be
2 enough money to appropriately outfit that space
3 which had all of those windows and open spaces.

4 THE MODERATOR: Chief Sullivan.

5 CHIEF SULLIVAN: I honestly don't know.

6 [Laughter.]

7 CHIEF SULLIVAN: We'd have to have a
8 little time to look at it. I would say that it
9 is very - it would be possible, but I mean to
10 give you a number off the top of my head would be
11 not right.

12 THE MODERATOR: Mr. Putnam.

13 MR. PUTNAM: Hello? Excuse me, sorry.
14 Brent Putnam, precinct nine.

15 The \$75,000 was based on Mr. Cook's
16 recommendations or his estimates in his
17 presentation. But let's not forget also that
18 there was an additional \$50,000 that this body
19 provided last fall. So there's a little bit of
20 a buffer there. There's a comfortable buffer.
21 And, more importantly, like I said, if we move
22 this along now and they come back to us and they
23 said, "You know, we're short 25,000," at least we
24 can start moving it along now. They can come

1 back in the fall, get the extra money and make
2 this happen.

3 THE MODERATOR: Okay, Mr. Donahue.

4 MR. DONAHUE: Bob Donahue, precinct
5 three.

6 I'd like to ask Mr. Suso, one, his
7 reaction to this. Two, he must have looked at
8 some numbers for the fire station just in case
9 this happened. I can't believe that he didn't
10 cover his bases with a couple of locations. And
11 we're talking about \$200,000 for the Gus Canty
12 Center. We're talking now, with the last
13 appropriation and this, basically a hundred and a
14 quarter.

15 Is that enough, sir, or do you feel -
16 where do you fit - feel on this, Mr. Suso, in
17 regards to the amount of money might need for
18 this?

19 THE MODERATOR: Okay.

20 MR. DONAHUE: I'd like to hear your
21 opinion.

22 THE MODERATOR: Okay, Mr. Suso.

23 MR. SUSO: You're asking me how I'm
24 feeling?

1 [Laughter.]

2 MR. SUSO: Please ask me.

3 MR. DONAHUE: No, sir. No, sir.

4 [Applause.]

5 MR. DONAHUE: We're in a public
6 setting, here.

7 But can we talk numbers?

8 MR. SUSO: I'm honored to be here,
9 truly.

10 [Laughter.]

11 MR. SUSO: I do not have any type of
12 expert opinion, but if you don't mind me
13 expressing a little bit, there, I would be happy
14 to.

15 I have viewed the third floor space in
16 the Fire Department and, you know, my concerns
17 have been noted. I do believe that there will
18 be needed significant construction, there. I
19 don't believe it can be done without driving a
20 nail. I believe some walls will have to be
21 moved.

22 There is no locker room on the third
23 floor. That's a slide I didn't have a chance to
24 show you. There's a heating duct with two

1 lockers thrown in it. That's the locker room.

2 So, to outfit this properly and support
3 communications officers properly, is going to
4 take a reasonable amount of money and I would be
5 concerned that we have sufficient funds to do
6 that.

7 THE MODERATOR: Okay, Mr. Latimer.

8 MR. LATIMER: Richard Latimer, precinct
9 one. Thank you, Mr. Moderator.

10 I was just going to say what Mr. Putnam
11 said, that if there is a shortfall that appears,
12 that as long as the project could get started
13 with the contracting and the estimating, it could
14 get started now, it can get started now. It
15 comes fall we need another 50 - 60,000 dollars,
16 well we can vote it in November and get the job
17 done. That should not be an impediment.

18 THE MODERATOR: Okay, Mr. Lewis.

19 MR. LEWIS: Mr. Moderator, Gardner
20 Lewis, precinct six.

21 If we leave the \$200,000 in this
22 article, it's not going to go anywhere else
23 except back into Free Cash if it's not used for
24 the construction of the Fire Department. So I

1 would make - I would suggest that maybe Mr.
2 Putnam could drop that portion of -

3 THE MODERATOR: Well, we've got a
4 motion on the floor, so do you want to make an
5 amendment to make this -

6 MR. LEWIS: Yes, yes.

7 THE MODERATOR: Okay. So we have an
8 amendment to this main motion to drop the \$75,000
9 and leave it at the \$200,000 of the original main
10 motion.

11 Any discussion on just this amendment,
12 changing the number from 75,000 back to the
13 200,000?

14 Mr. Allegro.

15 MR. ALLEGRO: If you - Mark Allegro 7th
16 precinct.

17 If you say 200,000, it will cost
18 200,000.

19 THE MODERATOR: Okay. Mr. Latimer.

20 MR. LATIMER: Thank you. Richard
21 Latimer, again.

22 Mr. Gardner's suggestion would just be
23 bringing us back to the initial motion, which we
24 just overwhelmingly and resoundingly rejected. I

1 think if we say -

2 THE MODERATOR: No, it's still the Fire
3 Department. It's just the number.

4 MR. LATIMER: But if we say \$70,000
5 with the additional 50 that we've already voted,
6 that's 130. And, again, let's do it right.
7 And then, once the contracts are being put out,
8 if a little more is needed, or even if
9 substantially more is needed for that project at
10 the firehouse, we can do it. It can get done.

11 So, I would just leave it the way it is.
12 I wouldn't amend this - this - Mr. Putnam's
13 motion at all.

14 Thank you.

15 THE MODERATOR: Okay. In the center.
16 This is just on the amendment. Yes, right
17 there.

18 MS. HARRIS: Mary Harris, precinct
19 five, and I have a question.

20 Are there any impediments to the
21 location at the Fire Department being up and
22 running within the time frame that we want of
23 January, 2016 that have not been brought up so
24 far or anything that would prevent this from

1 interfering with the timetable?

2 THE MODERATOR: Mr. Suso.

3 MR. SUSO: Yes.

4 We are in the Commonwealth of
5 Massachusetts. Collective bargaining reigns
6 supreme. We must impact bargain all impacts on
7 any facility within which this is located. And
8 I believe my efforts to impact bargain, where one
9 bargaining unit have been accurately summarized.

10 So, I would be remiss if I did not
11 confirm to Town Meeting I appreciate what I
12 believe is your recognition of a reasonable sense
13 of urgency, but I would ask your patience and
14 understanding with a direction that you would
15 prefer - which I respect - but understanding that
16 there are realities here in the Commonwealth --
17 and I'd like to suggest that they are not
18 realities, but they are.

19 I've been in this business awhile and
20 collective bargaining will have a significant
21 impact on the ability to get anything done by
22 January not only on the one bargaining unit that
23 has refused to come to the table, but on the
24 other bargaining units that we already have a

1 tentative agreement with; that this changes the
2 understandings in those agreements. So those
3 could potentially open back up.

4 So I'd be remiss if I didn't at least
5 share that with Town Meeting and thank you for
6 the opportunity.

7 THE MODERATOR: Okay. Ms. Putnam.

8 MS. PUTNAM: Rebecca Putnam, precinct
9 nine.

10 In regards to upping this up to
11 \$200,000. I deal in new construction almost on
12 a daily basis, and the minute contractors know
13 you've got 200,000 to spend, you're spending that
14 200,000.

15 Let's do the 75. We have a basic 125.
16 Let's get the bids and come back in November if
17 we have to. It's not that difficult. Thank
18 you.

19 THE MODERATOR: Okay, Ms. Buesseler.

20 MS. BUESSELER: Thank you. Wendy
21 Buesseler, precinct two.

22 I have to say I'm feeling uncomfortable
23 talking about the numbers that we think that it
24 might cost to renovate the Fire Department until

1 we actually have some true estimates in hand. So
2 I just think we're working in the dark right now.
3 We don't know if we're going to have to cover up
4 those windows, are we going to have to block off
5 the balconies, things like that.

6 I just find I personally would like to
7 see a comparison of renovating that compared to
8 renovating the Gus Canty.

9 Thank you.

10 THE MODERATOR: Okay, Mr. Rhodes.

11 MR. RHODES: Scoba Rhodes, precinct
12 eight.

13 I'd like to call the question on the
14 second amendment.

15 THE MODERATOR: Okay, there's only one
16 amendment, so.

17 MR. RHODES: No, sir, there are two.

18 THE MODERATOR: There's a main motion
19 for \$75,000 at the Fire Station and there's one
20 amendment to change it to \$200,000.

21 MR. RHODES: The -

22 THE MODERATOR: Okay, the main motion
23 that is on the floor is Mr. Putnam's. And then
24 the one amendment is the changing the number to

1 \$200,000.

2 MR. RHODES: I'd like to call the
3 question on the changing the dollar amount.

4 THE MODERATOR: Excellent.

5 The question will come on calling the
6 question. All those in favor, signify by saying
7 aye.

8 [Aye.]

9 THE MODERATOR: All those opposed no.

10 [No.]

11 THE MODERATOR: The ayes have it.

12 All those in favor of the change of the
13 number. This is the first vote, just the change
14 of the number, signify by saying aye.

15 [Aye.]

16 THE MODERATOR: All those opposed no.

17 [No.]

18 THE MODERATOR: The opinion of the
19 chair is that the no's have it and we don't
20 change the number.

21 Further discussion on the main motion.

22 Mr. Noonan was next on the list.

23 Mr. Latimer, you're on the list.

24 You're on every list that I have.

1 [Laughter.]

2 THE MODERATOR: John Noonan, precinct
3 six.

4 A couple of concerns that I have. I
5 heard about the windows. The windows are on the
6 third floor. The dispatch units are going to be
7 at the height of the windows. In order to be
8 able to get to the dispatchers for security
9 reasons, you're going to need to be in a
10 helicopter.

11 In order to get onto the balconies to
12 get in the doors that go into the third floor,
13 you're going to need to bring a ladder.

14 So those are - security concerns are
15 misleading. Those are not a problem.

16 The dispatch centers can be arranged
17 around the walls that are there now.

18 As far as needed lockers, you're going
19 to have three eight hour shifts. That means you
20 bring a coat in, you hang it in the locker. If
21 you need more help, you have the Fire Department
22 downstairs; in the case of an emergency, you can
23 say, "We need help." They'll send someone up.

24 A good example of what we're running

1 into is, this past winter, if they needed more
2 help in a dispatch center that was remote
3 located, how would the people get there? You
4 had snowstorms that were brutal. If you had a
5 hurricane with downed wires everywhere and trees
6 down, how would you get help there? You would
7 have - with this location, you'll have the Fire
8 Department downstairs, you can request some help.

9 I understand that there's bargaining
10 agreement to be had. I don't think that the
11 unions would hold up the Town as hostage. Now,
12 I know I'm naive, but we also hold the purse
13 strings on the unions.

14 FROM THE FLOOR: No, we don't.

15 MR. NOONAN: When we have a vote, we
16 need to realize we need to do what's best for the
17 town. We need to put it on the third floor of
18 the Fire Department.

19 One of the arguments of putting it in
20 the 800 square foot area was: if it doesn't work,
21 we can move it in three to five years. If it
22 doesn't work on the third floor in a 1200 square
23 foot area, we can move it in three to five years.

24 We're going to be looking at building a

1 senior center. We can look at putting it in the
2 senior center if that's where we choose to. But
3 right now it makes the most sense to put it on
4 the third floor, spend the \$125,000 total, make
5 it work there and look at it in the future.
6 Thank you.

7 THE MODERATOR: Okay, Mr. Wilber.
8 Microphone for Mr. Wilber.

9 MR. WILBER: Jude Wilber, precinct
10 eight.

11 I think that, aside from a collective
12 bargaining ruling in the state of Massachusetts,
13 that a vote on this amendment, a vote on this
14 motion certainly would send a message to the
15 reluctant party who doesn't want to negotiate.
16 If you know what I mean.

17 [Laughter.]

18 MR. WILBER: If Town Meeting says,
19 "Come to the table", what are they going to say?
20 "No, we're not going to come to the table"?

21 Okay? So, I'm just saying that there's
22 a little leverage here that has been cleverly
23 built into this motion by Mr. Putnam and I
24 support it.

1 And I'd also like to note that even
2 though there are vagaries in the numbers
3 involved, here, we're floating around the 200 to
4 300,000 dollar range, and just moments ago, with
5 only one dissenting vote, Town Meeting just
6 dumped \$400,000 into a rickety old pier along the
7 coast.

8 So, I really don't think it's that hard.
9 I think that the \$75,000, plus the \$50,000 puts
10 us in the ballpark and we can get this done by
11 November. Thank you very much.

12 THE MODERATOR: Okay, Mr. Potamis.

13 MR. POTAMIS: Gerry Potamis, precinct
14 one.

15 I daresay no one in this room, including
16 myself, is an expert on municipal security given
17 the time and age we live in. Listen to the
18 daily newspaper. I've had some previous and
19 ancient experience in this, but I guarantee you
20 risk assessment at this level is not "no one can
21 look in the window."

22 Thank you.

23 THE MODERATOR: Mr. Hampson.

24 MR. HAMPSON: George Hampson, precinct

1 five.

2 I'm getting the feeling here we're
3 acting on critical things and not coming up with
4 solutions. And, Mr. Moderator, if we are going
5 to have another Town Meeting tomorrow, I would
6 suggest we move on and take this issue up again
7 tomorrow, when people might help solve this
8 problem. Because I certainly don't know what
9 we're doing here to solve this issue.

10 We need time to think. That's my - if
11 I have, I would make that motion that we -

12 THE MODERATOR: A motion to lay it on
13 the table?

14 MR. HAMPSON: Yeah, yeah.

15 THE MODERATOR: Now, if we lay it on
16 the table, we can't dissolve the Town Meeting
17 until we take it from the table. So we could
18 table it tonight; if we got to the end of this
19 Special Town Meeting we'd have to take it off
20 tonight.

21 MR. HAMPSON: Oh -

22 THE MODERATOR: Understand that? Okay.

23 MR. HAMPSON: - that's a Special Town
24 Meeting, yeah.

1 THE MODERATOR: So we're in the
2 Special.

3 MR. HAMPSON: Yeah. Damn.

4 [Laughter.]

5 THE MODERATOR: Mr. Netto. Mr. Netto.

6 MR. NETTO: Joe Netto, precinct nine.

7 George, I think you've got the right
8 idea.

9 I think the Board of Selectmen and the
10 Town Administrator know how we feel. Really,
11 folks, it's not our job to design emergency
12 communication centers. It isn't. I appreciate
13 the motion by Mr. Putnam. I can't - I can't vote
14 for that because I don't - I don't have the
15 expertise.

16 I was on the site committee for the high
17 school. I didn't get on the building committee
18 because I didn't have the expertise to build a
19 high school, thank God.

20 But, all kidding aside, I don't think
21 that this is our function. I respect the
22 presentation that Mr. Cook made; I don't want to
23 hold him liable for all those figures. I really
24 don't.

1 And I think George, Mr. Hampson, it's
2 getting emotional, now. And we represent, I'll
3 say it again, the taxpayers of the Town of
4 Falmouth. And I don't think it's our function,
5 again, to make the determination that this is
6 where it's going to go, tonight, for this amount
7 of money.

8 Let's use our heads. Let's get the
9 emotion out of it. Let's look at what we're
10 supposed to do. Again, the Board of Selectmen
11 know how we feel. I think they know where we
12 want it to go, but let's do it right.

13 Thank you.

14 THE MODERATOR: Okay, the question will
15 come on the main motion. All those in favor,
16 signify by saying aye.

17 [Aye.]

18 THE MODERATOR: All those opposed no.

19 [No.]

20 FROM THE FLOOR: What are we voting?

21 THE MODERATOR: What are we voting?

22 We're voting the main motion, which is \$75,000 to
23 do it at the Fire Department headquarters.

24 FROM THE FLOOR: Thank you.

1 THE MODERATOR: Okay. So, \$75,000
2 at the Fire Department headquarters.

3 All those in favor, signify by saying
4 aye.

5 [Aye.]

6 THE MODERATOR: All those opposed, no.

7 [No.]

8 THE MODERATOR: All those in favor,
9 signify by standing and the tellers will return a
10 count.

11 [Pause.]

12 THE MODERATOR: In the first division,
13 Mr. Netto.

14 MR. NETTO: 31.

15 THE MODERATOR: 31.

16 [Pause.]

17 THE MODERATOR: In the third division,
18 Mr. Hampson.

19 MR. HAMPSON: 43.

20 THE MODERATOR: 43.

21 [Pause.]

22 THE MODERATOR: In the second division,
23 Mr. Dufresne.

24 MR. DUFRESNE: 61.

1 THE MODERATOR: 61.

2 All those opposed, signify by standing
3 and the tellers will return a count.

4 [Pause.]

5 THE MODERATOR: First division.

6 MR. NETTO: 10.

7 THE MODERATOR: 10.

8 [Pause.]

9 THE MODERATOR: Second division.

10 MR. DUFRESNE: 21.

11 THE MODERATOR: 21.

12 [Pause.]

13 THE MODERATOR: Third division.

14 MR. HAMPSON: 13.

15 THE MODERATOR: 13.

16 By a counted vote of 135 in favor and 44
17 opposed, the motion passes.

18 Article 10. This is a vote to transfer
19 the sum of \$150,000 from the Parking Meter Fund
20 for maintenance, repair and replacement of
21 parking meters.

22 Madame Chairman for the main motion.

23 CHAIRMAN MAGNANI: Mr. Moderator, I
24 move Article 10 as recommended.

1 THE MODERATOR: As recommended. Any
2 discussion on Article 10?

3 Hearing none, then the question will
4 come on the main motion as recommended. All
5 those in favor, signify by saying aye.

6 [Aye.]

7 THE MODERATOR: All those opposed no.

8 [None opposed.]

9 THE MODERATOR: The ayes have it
10 unanimous.

11 Article 11. This is to transfer the sum
12 of \$100,000 from Certified Free Cash to fund
13 maintenance and extraordinary repairs to the wind
14 turbines.

15 Madame Chairman for the main motion.

16 CHAIRMAN MAGNANI: Mr. Moderator, I
17 move Article 11 as recommended.

18 THE MODERATOR: As recommended.
19 Discussion on Article 11?

20 Yes, Mr. Moriarty.

21 MR. MORIARTY: Dave Moriarty, precinct
22 six.

23 Through you, Mr. Moderator, I have a
24 question for the Town Manager Mr. Suso. Is any

1 of this money - will any of this money be used
2 for legal fees defending the Town of Falmouth?

3 THE MODERATOR: Mr. Suso.

4 MR. SUSO: No.

5 MR. MORIARTY: The - absolutely none?

6 THE MODERATOR: It better not be,
7 because we are motioning this for maintenance and
8 extraordinary repairs. So if they do, [laughs]
9 there will be a bunch of us after them.

10 MR. MORIARTY: Okay.

11 THE MODERATOR: They need legal money,
12 they come for legal money.

13 MR. MORIARTY: All righty, thank you.

14 THE MODERATOR: Any further discussion
15 on Article 11?

16 Hearing none, then the question will come on
17 the main motion as recommended. All those in
18 favor, signify by saying aye.

19 [Aye.]

20 THE MODERATOR: All those opposed no.

21 [No.]

22 THE MODERATOR: The ayes have it by a
23 majority.

24 Article 12. This is to vote to

1 transfer an amount of \$30,000 from the Town Hall
2 exterior paint line item and \$30,000 from the
3 Main Street fire station exterior paint line
4 item, for a total of \$60,000 from Article 16
5 (Capital Improvements) of the November 2013 Town
6 Meeting to fund a security system at existing
7 Town facilities.

8 Madame Chairman for the main motion.

9 CHAIRMAN MAGNANI: Mr. Moderator, I
10 move Article 12 as recommended.

11 THE MODERATOR: As recommended.
12 Discussion on Article 12.

13 Hearing none, then the question will
14 come on the main motion as recommended. All
15 those in favor, signify by saying aye.

16 [Aye.]

17 THE MODERATOR: All those opposed no.

18 [None opposed.]

19 THE MODERATOR: The ayes have it by a
20 majority.

21 Article 13. This is to vote to
22 transfer the sum of \$229,283 from Certified Free
23 Cash to partially fund repair and replacement of
24 the Falmouth County Club Golf Course irrigation

1 system and related equipment.

2 Madame Chairman for the main motion.

3 CHAIRMAN MAGNANI: Mr. Moderator, I
4 move Article 13 as recommended.

5 THE MODERATOR: As recommended.
6 Discussion on Article 13.

7 Mr. Herbst.

8 MR. HERBST: Yes, I'd like to ask the
9 Town administration if the November 2013 is a
10 misprint. Wasn't it 2014? I'm sorry?

11 THE MODERATOR: Under the explanation,
12 is that?

13 MR. HERBST: Yeah, it's in the
14 explanation.

15 THE MODERATOR: Yes, so the explanation
16 is that it was the 2014.

17 MR. HERBST: Thank you.

18 THE MODERATOR: Yes.

19 Any further discussion on Article 13?

20 Hearing none, then the question will come on
21 the main motion as recommended. All those in
22 favor, signify by saying aye.

23 [Aye.]

24 THE MODERATOR: All those opposed no.

1 [No.]

2 THE MODERATOR: The ayes have it by a
3 majority.

4 Article 14. This is to vote to
5 transfer the sum of \$104,686 from Certified Free
6 Cash for the purposes of purchasing Greensprayer,
7 mowers, club carryall and gate system for the
8 Falmouth Country Club Golf Course.

9 Madame Chairman for the main motion.

10 CHAIRMAN MAGNANI: Mr. Moderator, I
11 move Article 14 as recommended.

12 THE MODERATOR: As recommended.

13 Discussion on Article 14.

14 Hearing none, then the question will come on
15 the main motion as recommended. All those in
16 favor, signify by saying aye.

17 [Aye.]

18 THE MODERATOR: All those opposed no.

19 [No.]

20 THE MODERATOR: The ayes have it by a
21 majority.

22 Article 15 is to vote to transfer the
23 sum of \$49,900 from Certified Free Cash for the
24 repair and replacement of Beach Department rake

1 equipment.

2 Madame Chairman for the main motion.

3 CHAIRMAN MAGNANI: Mr. Moderator, I move
4 Article 15 as recommended.

5 THE MODERATOR: As recommended.

6 Any discussion on Article 15?

7 Hearing none, then the question will come on
8 the main motion as recommended. All those in
9 favor, signify by saying aye.

10 [Aye.]

11 THE MODERATOR: All those opposed no.

12 [None opposed.]

13 THE MODERATOR: The ayes have it
14 unanimous.

15 Article 16. This is to vote to
16 transfer the sum of \$40,000 from Certified Free
17 Cash to rebuild the dune wall at Old Silver Beach
18 public side.

19 Madame Chairman for the main motion.

20 CHAIRMAN MAGNANI: Mr. Moderator, I
21 move Article 15 as recommended.

22 THE MODERATOR: Article 16 as
23 recommended.

24 Any discussion on Article 16?

1 THE MODERATOR: All those opposed no.

2 [None opposed.]

3 THE MODERATOR: The ayes have it
4 unanimous.

5 Article 18. Article 18 is an addition
6 to the Code of Falmouth Chapter 105, Collection
7 Containers. You'll notice if you look at your
8 recommendation that there were some auto
9 numbering done. And so, like, under 105-4,
10 Exclusions, the first one starts with c and then
11 it goes to d; that should be a and b. And so
12 all of those auto-corrected numbers should start
13 with a at the beginning of the category and run
14 their alphabetical order down.

15 Madame Chairman for the main motion on
16 Article 18.

17 CHAIRMAN JONES: Mr. Moderator -

18 THE MODERATOR: I'm sorry, Mr.
19 Chairman.

20 CHAIRMAN JONES: Mr. Moderator, I move
21 Article 18 as recommended. And I just want to
22 point out the difference between the
23 recommendation and the printing has to do with
24 Section 105-5, the Permitted Locations. In the

1 printed form, it limits it to the Industrial
2 Districts, and the Recommendation, it's under the
3 Business District 2.

4 THE MODERATOR: Okay, discussion on
5 Article 18. Yes, with a microphone, please.

6 MR. GOLDSTONE: Hi, Ted Goldstone,
7 precinct four.

8 I'd like to propose an amendment, which
9 you have the text for and there is a - this
10 proposed amendment would add additional permitted
11 locations. In addition to the Town Waste
12 Management Facility, we'd like to propose the
13 Fire Stations at the discretion of the Fire
14 Chief, and the schools at the discretion of the
15 School Superintendent.

16 If you'd go to the next slide, please.

17 This provides additional sites to
18 recycle; codifies existing practice; is supported
19 by the relevant permitting authorities, in this
20 case both the Fire Chief and the School Board;
21 and does not change the ultimate permitting
22 authority, which is the Town Manager.

23 THE MODERATOR: Okay, so we've made
24 those corrected changes so the Waste Management

1 Facility is actually d, and then we're adding e
2 and f.

3 MR. GOLDSTONE: Oh, I'm sorry, correct.

4 THE MODERATOR: Okay. All right.

5 Discussion on the amendment.

6 Hearing none, the question - oh, Mr.

7 Dufresne.

8 MR. DUFRESNE: Adrien Dufresne,

9 precinct two.

10 I'd like to speak against the amendment.

11 I think the article as she's written covers the
12 necessary areas. I don't think we should burden
13 the Fire Department, the Police Department or any
14 one of our schools with things that can very
15 quickly become unsightly.

16 I would ask that you vote against this
17 amendment.

18 THE MODERATOR: Okay, any further
19 discussion on the amendment?

20 Mr. Latimer and then Ms. Fenwick.

21 MR. LATIMER: Thank you, Mr. Moderator.

22 I support the idea. I just have a
23 little problem with the explanation and saying
24 that it's at the discretion of the School

1 Superintendent or the discretion of the Fire
2 Chief. And the proponent's explanation says it
3 won't take authority away from the Town Manager,
4 but once you say "discretion", that does.

5 I would say it should be on the
6 application of the School Superintendent or on
7 the application of the Fire Chief. And that
8 leaves the discretion whether to issue the permit
9 with the Town Manager where it belongs.

10 THE MODERATOR: Okay, Ms. Fenwick.

11 MS. FENWICK: Judy Fenwick, precinct
12 one and also member of the Falmouth School
13 Committee.

14 Dr. Goldstone came to the School
15 Committee to ask if we would support this
16 amendment and we said that we would. And also,
17 there is currently a container at the Woods Hole
18 Fire Station and there are currently two, maybe
19 even three containers at the East Falmouth
20 School. One for books and one for clothing.
21 So, they already do exist and this amendment
22 would allow them to continue.

23 THE MODERATOR: Okay, Ms. Moffitt.

24 MS. MOFFITT: I'm quite concerned, in

1 thinking about these containers in our town, is
2 the visual part of it. And I thought as you
3 read this that it would tell us that we are going
4 to have fewer than more. And I think the idea
5 is the visual. And the point is the fewer
6 containers, well, the fewer containers is - is
7 appropriate.

8 I want you to think about the look in
9 Falmouth when you see that the containers have
10 not been taken care of. They haven't been
11 maintained. And I don't have an issue of
12 whether it's a fire station or whether it's a
13 school, it's the number of containers that this
14 town allows. And they need to be maintained.

15 I would vote against this.

16 THE MODERATOR: Okay, Ms. Lowell.

17 MS. LOWELL: Vicki Lowell, precinct 1.

18 I think there's containers and there's
19 containers. I think having the opportunity to
20 have them at schools is a very good idea: teach
21 kids about recycling for adequate things that
22 they don't need anymore, and I can see it part of
23 an educational experience.

24 And I think, if a fire - as part of

1 their outreach to the community, a fire
2 department wants to have a drive with a
3 container, I think they're perfectly capable of
4 making sure it's not an eyesore. Thank you.

5 THE MODERATOR: Mr. Stecher.

6 MR. STECHER: Bernie Stecher, precinct
7 three.

8 As I read this, this is not a recycling.
9 This is donations for charity.

10 Secondly, 105-2, Charitable
11 Organization, "maintains an office or facility
12 within the Town", that's going to eliminate a lot
13 of the out of town, which I think most of these
14 containers are. Just a point.

15 THE MODERATOR: Okay, did I see a hand
16 up there? Yes, Ms. Frazier.

17 MS. FRAZIER: Ruth Frazier, precinct
18 five. I'm on the Solid Waste Advisory
19 Committee.

20 The state recently did a -- commissioned
21 a study at SEMASS, and six percent of the
22 municipal residential trash that goes to SEMASS
23 is actually recyclable or reusable textiles. It
24 seemed to me that this article takes care of the

1 problem of improper maintenance and unsightliness
2 by licensing these containers.

3 It also seems to me that one of the part
4 of our local comprehensive plan goals for solid
5 waste is to reuse and reduce as much as possible
6 the waste stream. So to make - I'm in favor of
7 this amendment because I think we want to make it
8 as easy as possible for people to recycle, reduce
9 and reuse, and in conforming to our local
10 comprehensive sold waste goals.

11 Thank you.

12 THE MODERATOR: Ms. Schneider.

13 MS. SCHNEIDER: Barbara Schneider,
14 precinct four.

15 I just want to speak against the
16 amendment. I wrote an article for the
17 Enterprise a number of years ago about these
18 containers. I was dismayed when I found out the
19 truth about many of them.

20 This certainly does not mean that we
21 cannot teach children in Falmouth how to be
22 conscientious recyclers. We have all kinds of
23 ways that teachers can collect things in their
24 classrooms. It's not a big deal to deliver -

1 have parents come and, have a big mass, let's
2 take all this to the one big recycling area.

3 This is - people unfortunately abuse
4 these containers just like they do all over town
5 and it's not always just exactly what's supposed
6 to go into them that does. I don't think you
7 want these kind of containers where people can
8 put their trash when they're leaving town on a
9 Saturday in a change-up, and I think that's what
10 this is trying to do, as well as the
11 unsightliness.

12 So it is a safety issue. We still can
13 teach recycling.

14 THE MODERATOR: Okay, the back row.
15 Yes.

16 MS. NICHOLSON: Hi, my name is Beth
17 Nicholson. I believe I'm in precinct 5.

18 I think that Falmouth, the Town of
19 Falmouth, should take an interest in the
20 maintenance of these bins. Not only for their
21 own benefit, but because they can be unhealthy.

22 I've spoken with Planet Aid on a few
23 occasions because when I saw their bins, the
24 clothes all over the place and everything, I

1 thought maybe they might need some help trucking
2 the stuff. What I found out was they take all
3 the clothes, not only one time but they - they
4 put them on pallets and they're taken out to the
5 docks and they're wrapped and sent to China. So
6 they basically make a profit on this charity and
7 these clothes that are going out of the United
8 States into other countries.

9 I think that kids could benefit from a
10 program that would launder and re-distribute
11 either a portion of the clothes that are already
12 being donated to Planet Aid and other people or
13 companies and launder the clothes and distribute
14 them locally. And also serve as a model for the
15 nation.

16 I think that Falmouth DPW would be a
17 good answer, as far as taking control of the
18 health issues and maintenance of these collection
19 bins.

20 Thank you.

21 THE MODERATOR: Ms. Nicholson, are you
22 an elected Town Meeting member?

23 MS. NICHOLSON: I'm not.

24 THE MODERATOR: Okay, you need to be

1 sitting behind the roped-off section.

2 MS. NICHOLSON: Okay.

3 THE MODERATOR: And make sure that
4 you're not voting during votes. Okay?

5 MS. NICHOLSON: Okay, sir.

6 Thank you.

7 MR. PUTNAM: [No mic:] Are we on the
8 amendment or the article?

9 THE MODERATOR: We're on the amendment.
10 Okay, Mr. Latimer.

11 MR. LATIMER: Thank you. Richard
12 Latimer again.

13 I have to say, the way this is worded
14 "at the discretion of the Fire Chief and the
15 discretion of the School Superintendent", I
16 cannot support it. "At the discretion of the
17 Director of Public Works at the Waste Management
18 Facility", well of course. Because that's where
19 we have trash collection and he has to manage the
20 trash collection and manage those containers.

21 But the School Superintendent and the
22 Fire Chief should not be given any more
23 discretion than any other private property owner,
24 especially where those facilities are in public

1 view, unlike the Waste Management Facilities.
2 And I would say that that would have to be at the
3 discretion of the Town Manager upon the
4 application of the School Superintendent or the
5 Fire Chief and, without that kind of change, I
6 can't support this.

7 Although, I would support the idea
8 generally of allowing them at those facilities.

9 THE MODERATOR: Okay, Mr. Goldstone.

10 MR. GOLDSTONE: So, in answer to a few
11 of the concerns that were raised. The reason
12 for the two site selections was because that is
13 current practice. The - to address Mr.
14 Latimer's concern about the - and Ms. Schneider's
15 concern about the few, these - the bylaw does
16 state that they would need to be screened from
17 public view, as with the church.

18 The fire station and the school both
19 benefit in different ways from the current
20 collection containers. The fire station
21 supports the Red Cross because the Red Cross
22 supports the fire activities. And the school
23 actually gets some financial benefit from the
24 recycling of these textiles. So, there's

1 actually some tangible benefits that are flowing
2 to the Town from these particular sites, which is
3 why I indicated that they would be appropriate
4 additions to the bylaw.

5 THE MODERATOR: Ms. O'Connell.

6 MS. O'CONNELL: Maureen O'Connell,
7 precinct four.

8 First of all, a point of clarification.
9 The first rendition of this particular bylaw is
10 being amended here, not the second. So, really -

11 THE MODERATOR: It's the - yeah. The
12 recommendation piece, so -

13 MS. O'CONNELL: It should say I and j,
14 I think. Instead of e and f.

15 THE MODERATOR: No, no, d -

16 MS. O'CONNELL: Well, it says -

17 THE MODERATOR: The town -

18 MS. O'CONNELL: If you look at the
19 first part of this article, it says Collection
20 Containers, and then the recommendation is that
21 we adopt the following collection container
22 bylaw. So we ought to be - that's the one we're
23 -

24 THE MODERATOR: Okay, so, 105-5.

1 MS. O'CONNELL: And then -

2 THE MODERATOR: Permitted Locations.

3 MS. O'CONNELL: -- it should be -

4 THE MODERATOR: Let me speak, please.

5 Permitted Locations.

6 MS. O'CONNELL: Yeah.

7 THE MODERATOR: The first lettering

8 should be a.

9 MS. O'CONNELL: Well -

10 THE MODERATOR: Which is permitted

11 property. The second one should be "A church may

12 place"; that's b. The third one, c, is "A

13 charitable organization". And then d should be

14 "The Town Waste Management Facility".

15 FROM THE FLOOR: Which page?

16 THE MODERATOR: Well, I -

17 MS. O'CONNELL: Which page are you on?

18 THE MODERATOR: Okay, I have a -

19 FROM THE FLOOR: Which page?

20 MS. O'CONNELL: Which -

21 THE MODERATOR: I have a single page

22 warrant booklet, so I don't know what page.

23 So listen to me -

24 FROM THE FLOOR: Page 8.

1 THE MODERATOR: Page 8.

2 MS. O'CONNELL: Page 8, okay.

3 THE MODERATOR: Okay. So you go to
4 the Recommendation -

5 MS. O'CONNELL: Okay.

6 THE MODERATOR: So you have an Article
7 and a Recommendation. So if it's page 8, go to
8 page 8. It's the recommendation. We had an
9 auto format issue with lettering, so we start all
10 sub-categories as I said when the Chairman made
11 the main motion and you go a, b, c.

12 MS. O'CONNELL: Okay.

13 THE MODERATOR: And then so it ends
14 with the "The Town Waste Management Facility" and
15 he's adding the additional two.

16 So The Town Waste Management Facility
17 should be d. That's incorrect on the overhead
18 as well; that should be d. And then you have e
19 and f, the bolded additions.

20 MS. O'CONNELL: All right, and now my
21 comment. The person who's suggesting that we
22 amend this bylaw is suggesting that the Fire
23 Department take charge of these and the school
24 system take charge of emptying these containers

1 and disposing of their contents.

2 FROM THE FLOOR: No, no.

3 MS. O'CONNELL: Well, that's - that is
4 what he, you know, he said that it would be a
5 benefit. The Red Cross and so on. And I don't
6 think that's an appropriate function of either
7 the school or the Fire Department. And, on top
8 of that, the schools - the lots at the schools
9 are empty for a couple of months and vacations
10 and so on; there's really no one to monitor, as I
11 think they ought to be monitored, what is being
12 placed in containers around schools.

13 I think there is a safety concern and I
14 think that there's a trash concern, as well.

15 THE MODERATOR: Okay, Mr. Goldstone,
16 did you want to address that?

17 MR. GOLDSTONE: No, neither the Fire
18 Department nor the schools are responsible for
19 emptying these.

20 They get benefits in terms of the
21 schools from the recycling companies, which will
22 pay for certain - pay a certain amount of money
23 per ton collected. Or pound collected.

24 And then the fire station, it's much

1 more intangible. It's in support of the Red
2 Cross because the Red Cross provides support
3 services to - often at fires.

4 If I might, Mr. Moderator, a suggestion
5 was made that might satisfy some of the members
6 of Town Meeting to slightly change the wording of
7 this; that would make it "upon the positive
8 recommendation of the Fire Chief; upon the
9 positive recommendation of the School
10 Superintendent".

11 THE MODERATOR: So you -

12 MR. GOLDSTONE: I don't know if that's
13 -

14 THE MODERATOR: Do you want to move
15 that as an amendment?

16 MR. GOLDSTONE: If I could change the -

17 THE MODERATOR: So we have a second
18 amendment, which is to take out the words "at the
19 discretion of", and make it "upon the -

20 MR. GOLDSTONE: At the positive
21 recommendation of the Fire Chief.

22 So, I don't know if that's -

23 Permission? Permission, that would be
24 - upon the permission of the - so just changing

1 "discretion" to "permission".

2 THE MODERATOR: Okay, upon permission
3 of the Fire Chief, upon permission of School
4 Superintendent.

5 Okay, here we go. Mr. Smith. On the
6 amendment.

7 MR. SMITH: Dana Smith, precinct six.

8 This may be a good idea, what's up here,
9 this amendment, but it seems to be a sticking
10 point this evening and my suggestion is perhaps
11 we not vote for it. We can move on to the main
12 article and then this can be considered some
13 other time at some other Town Meeting in terms of
14 expanding it.

15 Thank you.

16 THE MODERATOR: Okay, so the question
17 will come on the second amendment, which is to
18 change the word discretion up there to "upon
19 permission of".

20 All those in favor of the amendment, signify
21 by saying aye.

22 [Aye.]

23 THE MODERATOR: All those opposed no.

24 [No.]

1 THE MODERATOR: It is the opinion of
2 the Chair that the ayes have it by a majority.

3 The question will now come on the
4 amendment as amended. So now you're adding e
5 and f, with the word "permission". The
6 amendment as amended.

7 All those in favor, signify by saying aye.

8 [Aye.]

9 THE MODERATOR: All those opposed no.

10 [No.]

11 THE MODERATOR: It is the opinion of
12 the Chair that the ayes have it by a majority.

13 The question will now come on the main motion
14 as amended twice. All those - yeah.

15 MR. GOLDSTONE: [No mic:] I actually
16 just have a question.

17 If I might. On the main bylaw.
18 Through you to the Town Counsel, if I might.

19 THE MODERATOR: Yeah, go ahead. Just -

20 MR. GOLDSTONE: Does this apply to
21 redeemable bottles? Collection containers for
22 redeemable bottles?

23 THE MODERATOR: Mr. Duffy.

24 MR. DUFFY: No, it's not intended to do

1 that.

2 THE MODERATOR: Okay, so the question
3 will come on the main motion as amended twice.
4 All those in favor, signify by saying aye.

5 [Aye.]

6 THE MODERATOR: All those opposed no.

7 [No.]

8 THE MODERATOR: It's the opinion of the
9 chair that the ayes have it by a majority.

10 Article 19. This is to see if the Town
11 will vote to authorize the Board of Selectmen to
12 purchase or take by eminent domain a permanent
13 easement to widen and relocate the intersection
14 of East Falmouth Highway, Route 28 and White's
15 Landing Road in East Falmouth.

16 Mr. Chairman of the Board of Selectmen
17 for the main motion.

18 CHAIRMAN JONES: Mr. Moderator, I move
19 Article 19 as recommended.

20 THE MODERATOR: As recommended.
21 Discussion on Article 19.

22 Mr. Duffy.

23 MR. DUFFY: There you go. Never had
24 this microphone before. It's kind of like an

1 elementary school microphone.

2 In the recommendation it says that we
3 will have an agreement with the owner of the
4 property present at Town Meeting and I want to
5 report to you that in fact we do.

6 This is a situation, this property lies
7 out at the intersection of Route 28, East
8 Falmouth Highway and White's Landing Road. It is
9 called Bosun's Marine, but many of you probably
10 remember it as Edward's Boatyard. The
11 intersection there joins at a very strange angle,
12 which makes it very difficult for traffic to
13 negotiate it.

14 The purpose of this taking is to allow
15 the DPW to straighten out the intersection. The
16 owner of the marina is very much in favor of
17 this, and actually was willing to give us land to
18 do it, except we discovered that because there's
19 a great deal of marina activity packed onto a
20 very small lot, that he has a number of zoning
21 issues.

22 So we have agreed that the Board of
23 Selectmen will exercise their right of eminent
24 domain and take the easement. And the reason

1 for the taking is to avoid the creation of more
2 zoning non-conformities.

3 But, in the agreement, the owner has
4 waived any rights to damages so there's no money
5 involved. Okay?

6 THE MODERATOR: Okay, any discussion on
7 Article 19?

8 Hearing none, then the question will
9 come on the main motion as recommended. All
10 those in favor, signify by saying aye.

11 [Aye.]

12 THE MODERATOR: All those opposed no.

13 [None opposed.]

14 THE MODERATOR: The ayes have it
15 unanimous.

16 Article 20. This is to appropriate a
17 sum of money for window replacement in this
18 building.

19 Madame Chairman for the main motion.

20 CHAIRMAN MAGNANI: Mr. Moderator, I
21 move Article 20 as recommended.

22 THE MODERATOR: Okay, as recommended.
23 This is for the replacement of the windows and to
24 authorize borrowing in excess of Proposition 2 ½.

1 Discussion or presentation?

2 CHAIRMAN JONES: I believe that Mr.

3 Murphy has -

4 THE MODERATOR: Okay, we'll do that
5 one first?

6 Okay, Mr. Murphy.

7 MR. MURPHY: Yes, Mr. Moderator and
8 Town Meeting. I'm surely not standing tonight
9 to object to this article. However, I am
10 standing to make an amendment to this article
11 that will best serve the community and the school
12 system.

13 I'd like to make an amendment to the
14 recommendation on line number seven of your
15 recommendation. And very often, just so folks
16 realize, the recommendation is actually the meat
17 of the article. Line number seven says
18 currently the amount expended under the direction
19 of the School Committee. I would like to amend
20 that to read: the amount to be expended under the
21 joint direction of the School Committee and the
22 Board of Selectmen.

23 That is my amendment and I'd like to
24 speak to the amendment.

1 THE MODERATOR: Go ahead.

2 MR. MURPHY: We all know that we had
3 some problems with our High School building
4 project. And the one thing that we found out
5 after we expended the original sum of \$65
6 million: that many minds made the project come to
7 fruition. And the more people that we had
8 working on this project -- meaning those not only
9 on the school side but on the Town side -- we
10 were able to take the additional \$18 million that
11 was estimated to bring the project to completion
12 and in fact turn in some of that money. In
13 excess of \$2 million.

14 The School Department is tasked with in
15 fact educating the children of this community.
16 They're not, and don't have the expertise, to in
17 fact build buildings and remodel projects. The
18 Town side does in fact have that expertise on
19 staff, and they're in fact under the direction of
20 the Board of Selectmen, which is ultimately under
21 the direction of the Town Manager. That happens
22 to be the Engineering Department, the Building
23 Department and the Legal Department.

24 And there is one issue that needs to be

1 brought up. When we went back to the school
2 building assistance program when we needed the
3 additional \$18 million, we struck up a new model,
4 and that model was a memorandum of understanding
5 that was crafted between the Board of Selectmen
6 at the time and the School Committee. What that
7 memorandum of understanding basically said was
8 that we would work together to get the job
9 completed on time and then under the new budget.

10 The School Building Assistance Program
11 recognized that and then changed their assistance
12 program. And if I could read a quote from their
13 new assistance program that has been written
14 since that. Eligible applicant means the chief
15 executive officer where prescribed by statute or
16 charter in the city, town, regional school
17 district or independent agricultural technical
18 school, or where the context requires the chief
19 executive officer's agent or staff or local
20 official as submitted by the city, town, regional
21 school district or independent agricultural
22 technical school approved by the authority.

23 Now, ultimately the chief executive
24 officer here in this town is the Town Manager.

1 However, the Board of Selectmen act as the mayor
2 in this community collectively. There's a five
3 member board. So they direct.

4 I don't want to see a turf war. I would
5 like to see this project completed. I would
6 like to see it to the benefit of the children of
7 this community, and I want to also remind Town
8 Meeting that there are some issues that we want
9 to see moved forward. We want to make sure that
10 the scope of the project stays within the realm
11 of what we're talking about. This will help
12 that because both sides, both the School and the
13 Town side, will be looking at it.

14 Again, we do have the benefit of the
15 Building Department, the Legal Department, and
16 the Engineering Department on the Town side will
17 be at the beck and call of this - this project.

18 Remember, folks, this has to go to the
19 ballot if in fact it passes tonight. We would
20 like to see a collective body behind this.
21 Again, I would have probably preferred that it
22 was done under the ESCO, but that's - that's
23 passed us. We need to work as a community to
24 get this completed and I think the best way to

1 work this as a community is that the both the
2 School side and the Town side work to make this
3 completed.

4 Thank you.

5 THE MODERATOR: Okay, discussion on
6 the amendment. Do you want to discuss the
7 amendment?

8 MR. LOWELL: I just - Nick Lowell,
9 precinct 5. I'm the vice chairman.

10 I do have a presentation on the main
11 motion, but I did want to say that I don't
12 actually have any issue with the changes. The
13 only question I have in my mind is are we still
14 meeting the legal requirements of this article.
15 And so, that's the question for Town Counsel.

16 Thank you.

17 MR. DUFFY: Preliminary to tonight's
18 meeting, there had been a number of documents
19 prepared by the School Department and the Town
20 Manager that were submitted to the Massachusetts
21 School Building Authority to get this project
22 underway.

23 The School Building Authority sent down
24 a rather detailed list of instructions; it was

1 sort of intimidating, but we followed them we
2 think to the letter and we identified the
3 responsible party as the School Committee.

4 Now, if this amendment passes, and I'm
5 not speaking for or against this amendment, but
6 we will have to amend all of the applications.
7 And how it will be received in Boston, I don't
8 know, but we will have to go through an amendment
9 process, but that's something we will do if
10 that's what you want to do.

11 THE MODERATOR: Okay, Ms. O'Connell.

12 MR. O'CONNELL: Just before you began,
13 Mister - Maureen O'Connell, precinct 4, through
14 you, Mr. Moderator.

15 Sorry I didn't ask you this when I was
16 speaking with you, but I'm wondering, now that
17 I'm focused on this more - more closely, why is
18 this going to be a Prop 2 ½ which gives us a -

19 THE MODERATOR: Can we just hold that
20 for a second? Let's just do the amendment so we
21 can get that out of the way and then -

22 MS. O'CONNELL: Well, I guess I don't
23 want to -

24 THE MODERATOR: Yeah.

1 MS. O'CONNELL: - if there's another
2 amendment to be made, I maybe want to amend this
3 to an exclusion instead of a Prop 2 ½.

4 THE MODERATOR: So, ask the question.
5 Whatever.

6 MR. LOWELL: This article is being
7 funded through a debt exclusion, which is a form
8 of a Proposition 2 ½ override.

9 MS. O'CONNELL: Thank you.

10 THE MODERATOR: Okay. Anything else
11 on the amendment to make it joint jurisdiction?

12 Ms. Moffitt.

13 MS. MOFFITT: Thank you. I'm just
14 concerned about the legality of this. I do know
15 that when agreements are made with the School
16 Committee and with the state, it's those two
17 entities. And bringing in the Selectmen is - is
18 another - I don't know that that's legal and I
19 don't know what that involves.

20 And the other part is that this is to go
21 to the ballot in November, is there enough time
22 to get all that legal part straightened out in
23 order to do this? So I'm just concerned about
24 the legality of it.

1 THE MODERATOR: Mr. Donahue.

2 MR. DONAHUE: Bob Donahue, precinct 3.

3 Ladies and gentlemen, fellow members, we
4 had a hell of a time with the High School. We do
5 not have a permanent Building Committee here in
6 the town. We should. We're a big corporation;
7 we should have a permanent Building Committee.

8 If there's any doubt, any doubt at all,
9 let's make it a joint effort. Let's all take
10 the responsibility. If we're going to blow the
11 game again, let's all get in the boat together
12 and we'll all go down together.

13 [Laughter.]

14 MR. DONAHUE: So please, I - I - I want
15 to support Mr. Murphy's motion.

16 Thank you.

17 THE MODERATOR: Ms. Szuplat.

18 MS. SZUPLAT: Peggy Szuplat, precinct
19 7.

20 I think Mr. Murphy intended this to be a
21 cooperative effort. I don't think there's any
22 reason why the School Committee cannot ask those
23 people to assist them. I don't know if we have
24 to make it part of the motion, make it a legal

1 thing.

2 I mean, do people not speak to each
3 other around this town in the different
4 departments? Is the School Committee not
5 allowed to ask for help from the other
6 departments? I would think that would be a
7 nicer way to go.

8 THE MODERATOR: Okay, Ms. Putnam.

9 MS. PUTNAM: Rebecca Putnam, precinct
10 9. Sorry.

11 First of all, if I was on the School
12 Committee I would take great offense being called
13 an enemy.

14 Second of all, both the Board of
15 Selectmen and the School Committee were elected
16 by the Town of Falmouth; I would expect the Board
17 of Selectmen to want to stand up and be a
18 watchdog after the fiasco we had at Falmouth High
19 School.

20 It was done before. We had a memorandum
21 of understanding in which Mr. Murphy I believe
22 helped serve to get that completed, and we need
23 to make sure the dollars are watched and spent
24 appropriately.

1 And if people are afraid to be sued,
2 well, it happens in this town with every board.
3 I don't know a single board in the Town of
4 Falmouth that has not been sued yet. So, please
5 step up and protect the taxpayers, thank you.

6 THE MODERATOR: Ms. Augusta.

7 MS. AUGUSTA: Hi. Susan Augusta,
8 Chairman of the Falmouth School Committee.

9 This has been a co-operative effort.
10 In all the communications that have come down
11 from Boston and the Massachusetts School Building
12 Authority, the main addressee has been to Mary
13 Pat Flynn, Julian Suso, Mr. Duffy, the School
14 Superintendent, et cetera. There's been an
15 enormous amount of paperwork that has needed to
16 be done.

17 And I quote now from the letter that I
18 happen to have here. "Pursuant to the terms of
19 the MSBA's accelerated repair program, the Town
20 has 90 days to acquire and certify local approval
21 for an appropriation." I'm just concerned that
22 we're going to mess this up, and at the 11th hour,
23 here, we need to get these windows done.

24 We certainly want to cooperate with the

1 Board of Selectmen; we want to work with the
2 Board of Selectmen, but we need to get this
3 window project done.

4 Thank you.

5 THE MODERATOR: Okay, Mr. Murphy.

6 MR. MURPHY: Yes, quite candidly, I
7 want to get the project done and I think what Mr.
8 Duffy said to you a few minutes ago was in fact
9 what I read to you, that the Town Manager was the
10 applicant on behalf of the Board of Selectmen.
11 But they wrote the article saying that it would
12 be under the direction of the School Committee.
13 And all's I'm asking for is that we amend the
14 article so it's now under the direction, so it
15 gets completed, under the Board of Selectmen and
16 the School Committee.

17 Quite clearly it says in the act that
18 it's the chief executive officer. Who's the
19 chief executive officer's boss? The Board of
20 Selectmen. The School Committee is a no-
21 brainer. We need to coordinate the project with
22 them. Because we have to be able to make sure
23 the education of the students happens
24 simultaneously. I - I - I say to folks that,

1 you want accountability, this is part of the way
2 you get it.

3 Thank you.

4 THE MODERATOR: Mr. Herbst.

5 MR. HERBST: Ralph Herbst, precinct 8.

6 Two things. I think if you would have
7 to go back to the state school whatever committee
8 it is and tell them that you want to include the
9 Board of Selectmen, they're going to think like,
10 "Well, what's wrong with your School Committee?
11 So why do you have to have some oversight on your
12 own School Committee?" That doesn't make any
13 sense to me.

14 The other thing is that the School
15 Committee has a Director of Finance and
16 Facilities, and that person is the person who
17 should be the resource to the School Committee to
18 get these windows replaced.

19 THE MODERATOR: Okay, Ms. Magnani.

20 MS. MAGNANI: Mr. Moderator, through
21 you I'd like to tell this body that Nick Lowell,
22 who is the vice chairman of the Finance Committee
23 is on this committee, and I think everyone on the
24 committee would vouch for this: he watches every

1 penny, makes sure every I is dotted, makes sure
2 every T is crossed. And he will be a very
3 valuable person on this committee and I don't
4 think anybody will spend money incorrectly.

5 THE MODERATOR: Mr. Shearer.

6 MR. SHEARER: Dan Shearer, precinct 6.

7 I was against this article because I saw
8 the money and thought it was ridiculous until I
9 went on the walk tonight. And now I'm for it.
10 And our biggest obstacle is going to get the
11 voters to vote. And if they don't think we
12 have knowledgeable people behind this and working
13 with it, I'm afraid we may not get the money and
14 we won't be able to do it.

15 Thank you.

16 THE MODERATOR: Okay, Mr. Allegro, next
17 on the list.

18 MR. ALLEGRO: So the question isn't
19 whether or not the School Committee and the Board
20 of Selectmen are speaking to each other or
21 whether there's a finance person on the School
22 Committee. The question is with whom does this
23 responsibility lie. Is it the purview of the
24 School Committee or another Town authority?

1 I just went to the website and, like we
2 all know, the purview of the School Committee are
3 issues of education, curriculum, policy, hiring,
4 maintenance. And, you could maybe squeeze this
5 in under maintenance, but I'm concerned that
6 we're handing this responsibility to the wrong
7 body and so I would support the amendment that as
8 made.

9 THE MODERATOR: Mr. Heath.

10 MR. HEATH: Austin Heath, precinct 9.

11 If you read Article 20, it says if the
12 Town will vote to appropriate a sum of money for
13 window replacement at the Lawrence School,
14 including costs incidental and related thereto,
15 and to determine if the same shall be raised and
16 by whom expended or to take any other action on
17 the matter.

18 It's on the request of the School
19 Committee. I can request it. The Town takes
20 the responsibility. We are voting only the
21 money, and it's up to the Town, not us, unless we
22 want to restructure the Town. We're voting for
23 the money; that's it.

24 We're not voting who's running it.

1 We're not voting -

2 THE MODERATOR: But you are. You have
3 to tell me how much, where it's coming from and
4 under whose jurisdiction. Those are the three
5 things you have to have in a motion to
6 appropriate money at Town Meeting.

7 So you've got to have it under
8 somebody's jurisdiction.

9 MR. HEATH: Sorry.

10 THE MODERATOR: It's okay.

11 I just would mention that I was also one
12 of the signatures of the memorandum of
13 understanding and we never changed the vote of
14 Town Meeting; we just went together and signed a
15 memorandum of understanding. So this may be much
16 ado about nothing. You might still be able to do
17 it like we did it last time.

18 But, Ms. Newton.

19 MS. NEWTON: Shardell Newton,
20 Facilities Manager.

21 The Facilities Department is split two
22 ways. The School Department has their
23 facilities manager and the Town has theirs. I
24 can assure Town Meeting and put your mind at ease

1 that under the new current jurisdiction with
2 Bonnie Gifford and Mr. Murphy, I've been called
3 several times to ask opinions about different
4 projects that they're doing. They've asked for
5 our assistance. I know they've talked to Peter
6 McConarty before. And I have received all the
7 correspondence on these windows.

8 So the School Committee does do a good
9 job of keeping in touch with the Town and they do
10 ask for our opinion and for our help, just to put
11 your mind at ease that I can verify that that has
12 happened.

13 THE MODERATOR: Ms. Peterson, did you
14 want to speak or are you getting my attention?
15 You wanted to speak as well. Okay.

16 MS. PETERSON: Laura Peterson, precinct
17 3. I'm also the vice-chair of the School
18 Committee.

19 My concern with the amendment goes back
20 to the legality of it, and Mr. Duffy talked about
21 how daunting the application was and how specific
22 it was and I just want to remind people that, by
23 going through the MSBA, they've agreed to
24 reimburse us 37.95 percent. And my concern

1 would be that we would lose that reimbursement.

2 And for all of you who have gone on the
3 tour and watched the video and looked at this
4 handout, the windows need to be done. So I
5 would hate to lose that reimbursement money just
6 over something like this.

7 And I was happy to hear that we are
8 doing a good job talking to the Town, because
9 it's really important to us that we have a good
10 relationship with the Town and we've come a long
11 way in the last couple of years.

12 So, I hope you'll take that into
13 consideration and look at how we're behaving now,
14 and make your decision based on now.

15 Thank you.

16 THE MODERATOR: Okay, I'm going to call
17 the question on the amendment to add the joint
18 jurisdiction with the Board of Selectmen.

19 All those in favor of the amendment,
20 signify by saying aye.

21 [Aye.]

22 THE MODERATOR: All those opposed no.

23 [No.]

24 THE MODERATOR: It's the opinion of the

1 chair that the no's have it by a majority.

2 The question will now come on the main
3 motion. The main motion requires a two-thirds
4 vote. All those in favor of Article 20 as
5 recommended, signify -

6 Do you - you really need to make a
7 presentation? Okay, go ahead.

8 MR. LOWELL: Well -

9 THE MODERATOR: Go ahead. No, that's
10 fine. That's fine. Go ahead.

11 MR. LOWELL: Nick Lowell, vice chairman
12 of the Finance Committee.

13 I feel like it's important to give a
14 presentation.

15 THE MODERATOR: Okay. Go ahead.

16 MR. LOWELL: Because this does involve
17 a tax override. And so I want to get this into
18 the record as to why we're doing this.

19 So, okay. So I have with me a couple
20 of people here that I just - if we did get to the
21 point where we want to ask questions, if Shawn
22 Burke could stand up for a moment. He's from
23 out of town, so if we have to ask him any
24 questions, we'll have to vote him in.

1 And our facilities and money guy for the
2 schools, Patrick Murphy.

3 And Don Drew, Head Custodian, is
4 somewhere in the building if we needed him for
5 that.

6 Can we get the first slide, please.

7 Okay, so, like I said, this is a little
8 bit - been a little bit of a sleeper article, I
9 feel. It hasn't had the same attention as some
10 other of the big tax overrides have had. So
11 this is why I feel it's very important that we
12 discuss this at least for a few minutes this
13 evening.

14 The original school - next slide,
15 please.

16 The original school was built, this
17 school that we're in, was built in 1951 to '53.
18 Most of the windows in the schools were replaced
19 in the 1985 period. I'm sorry, they've got the
20 elementary school microphone here.

21 [Laughter.]

22 MR. LOWELL: Most of the windows were
23 replaced in 1985. These are the primary focus
24 of this project, is to replace these windows.

1 For those of you who went on the tour or
2 have seen the video, the need should be apparent.
3 But we'll get into that in a second.

4 There are also some windows that go back
5 to the 1951-'53 construction, principally the
6 octagonal windows.

7 It's very important that the windows
8 that were installed in 1997, during the addition,
9 are not going to be touched, it's not included.

10 That'll be clear on the next slide,
11 please.

12 So this shows a basic outline of the
13 building. The lines in red show the principal
14 areas where the windows, the 1985 windows, will
15 be replaced. The school has a lot of windows.
16 It's a nice feature for the school, but it is
17 costly to replace them.

18 In addition, there are the skylights
19 over the gymnasium, cafeteria, and the shop that
20 are slated for being replaced. And then the
21 doors to the front of the building, the
22 auditorium, the main entrances, the gymnasium
23 being the principal doors, those will also be
24 included in the project at this time.

1 Okay, so the big issue is the safety
2 issue. Lawrence School does not have air
3 conditioning. The windows need to be opened in
4 the warmer months to cool the building. The
5 windows are in deplorable shape. Some of them
6 are not open-able. Some of them - many of them
7 have the ballast, which holds the window open -
8 are broken and the windows can come down like a
9 ton of bricks. It's a very serious safety issue
10 with respect to pinched hands, fingers; really,
11 more than pinched.

12 It's an issue that just has to be
13 addressed.

14 Next slide.

15 In addition, there are maintenance
16 issues with the windows. The lintels are
17 rusted. There are wooden sills underneath the
18 aluminum framing that is rotting. There is an
19 issue of combined construction, where some of the
20 doors date back for '53 and they have metal
21 frames and some of the aluminum has - some of the
22 '85 windows have aluminum framing; there's
23 corrosion and whatnot issues with that.

24 A very visual issue is the - there's a

1 film, a plastic film that's between the two
2 layers of glass that has deteriorated; it's
3 browned. It's peeled, it's split. It's looks
4 terribly, but also that's the energy efficient
5 coating that reflects good light, keeps -
6 improves that thermal properties of the windows.

7 You see that more on the backside of the
8 school because they have replaced some of the
9 broken ones in the front side of the school. So
10 this is showing the backside; you can kind of see
11 the brown splotches. And so that's impacting
12 both visually but also energy efficiency of the
13 windows.

14 Next.

15 The skylights, almost all the skylights
16 leak. They are single pane glass. They have a
17 layer of plexiglass over them that was designed
18 to protect - prevent the glass if it broke from
19 falling into the school. But they're single
20 pane, they leak, they need to be replaced.

21 The doors on the school do not meet fire
22 code. If we touch the glass around them, we have
23 to replace the doors to bring them up to code. A
24 lot of the doors are in bad shape.

1 So, quickly to run through the numbers.
2 This is our construction costs breakdown. The
3 lion share of the costs has to do with the
4 openings, the windows and doors. But the total
5 rollout for construction costs: \$3.4 million.

6 And then that's rolled up in the next
7 slide. We see the construction costs in the
8 middle at \$3.4 million, and all the other costs
9 related to the project bring the total project
10 budget to \$3.947 million.

11 Now, the good news - if you can call it
12 that - is for a large project is that the Mass.
13 School Building Authority will reimburse the
14 Town. The official rate is 37.95 percent. The
15 reality, you don't generally get the full
16 reimbursement. We're using an expected
17 reimbursement of 35 percent. So, after the 35
18 percent reimbursement, the cost to the Town will
19 be \$2.565 million.

20 Jennifer Petit ran some numbers for us
21 and assumed that she would bond this out on a 15
22 year bond with a four percent interest rate. So
23 the first year of payment would be \$273,000 for
24 the Town. The impact on the tax rate is 2.47

1 cents per 1,000. So basically if you had a
2 \$400,000 home you'd be paying nearly \$10 in taxes
3 for the first year, declining over the next 14
4 years until the bond is paid off.

5 Okay, so in summary. The 400 - over
6 400 windows and doors, most of them installed in
7 1985, some of them in the early '50's that are in
8 the scope of this project. This needs to be
9 completed for safety reasons, principally, but
10 also maintenance and energy efficiency reasons.

11 The vote, your vote tonight, authorizes
12 the full \$3.947 million, with an expected
13 reimbursement from the Mass. School Building
14 Authority of 35 percent, or \$1.38 million. This
15 is important to understand. We actually have to
16 pay the bill and we submit the bill through their
17 system and they reimburse the money to us. It's
18 a process. It's the way it has to work.

19 This vote requires a two-thirds right
20 now. It would then require a two-thirds vote by
21 the Selectmen to put it on the ballot, and then a
22 simple majority vote on May 19th. If this all
23 goes forward, the demolition would start in June,
24 2016 and it would be completed in the fall of

1 2016.

2 So, the majority of the construction
3 would occur over the summer while the students
4 are not here, or most of the students aren't
5 here.

6 Unfortunately there's not enough time to
7 get this started for this summer. Just
8 constructing the windows, having the windows
9 fabricated is a 16 week lead. Not enough time
10 from May 19th to the beginning of June to get that
11 done.

12 So I do have - we have some people here
13 that can answer your questions, but that was the
14 run-through. Thank you for letting me present.

15 THE MODERATOR: Mr. Hampson.

16 MR. HAMPSON: George Hampson, precinct
17 5.

18 I'll make a motion that we extend past
19 eleven o'clock.

20 THE MODERATOR: Okay, you all heard the
21 main motion to extend past eleven o'clock. All
22 those in favor signify by saying aye.

23 [Aye.]

24 THE MODERATOR: All those opposed no.

1 [No.]

2 THE MODERATOR: The ayes have it by the
3 two-thirds and we'll extend after 11:00.

4 Questions on -

5 MR. HAMPSON: And hopefully there are
6 just a few words.

7 THE MODERATOR: Okay.

8 Mr. Netto.

9 THE MODERATOR: With a microphone,
10 please.

11 MR. NETTO: Joe Netto, precinct 9.

12 My question is for the voters.

13 Hopefully the answer to clear up some confusion
14 because people have asked me - they've read this
15 article in the paper - what's it going to cost us
16 for the windows? And I just would like an
17 explanation so that those people watching, the
18 people who are going to go into the polls. And
19 I've tried to explain to them we have to
20 appropriate the total amount of money, the \$3.9
21 million.

22 And the question I get all the time and
23 the answer is: well, when we get this \$1.38
24 million back, where does it go?

1 Mrs. Petit, I imagine, Jennifer, could
2 answer that. Does it go to reduce the bond
3 bill? Do we pay off the note with it, or does it
4 go into the general fund?

5 THE MODERATOR: Okay, Ms. Petit.

6 MR. NETTO: Thank you.

7 MS. PETIT: Thank you. When we submit
8 the payment for reimbursement, it will go to -
9 we'll pay the - we'll pay the bill and we'll get
10 the money and it will be money that we will not
11 bond. So we'll be bonding less. So they won't
12 be reimbursing the principal and interest,
13 they'll actually be reimbursing the project costs
14 as we move along the project.

15 THE MODERATOR: Mr. Netto. No, with
16 the microphone, please.

17 MR. NETTO: If I follow you correctly,
18 you will not bond the \$3.9 million; all we're
19 doing is asking the voters for the authority to
20 bond that upper level if we need it, correct?

21 MS. PETIT: Yes. That is a
22 requirement, to put the full project costs into
23 the article, but we will not bond that three
24 point nine - it'll be less the grant.

1 MR. NETTO: Thank you, I just wanted
2 the voters out there to understand the financial
3 process of this. Thank you very much, Ma'am,
4 for your excellent answer.

5 THE MODERATOR: Okay, further?
6 Further discussion? We've got Ms. Newton.

7 MS. NEWTON: Shardell Newton,
8 Facilities Manager.

9 The question that nobody wants to hear:
10 does the price include the asbestos removal?

11 MR. LOWELL: I ask that we allow Shawn
12 Burke, the owner's project manager from PMA
13 Construction Services to answer that question.
14 He's not a Falmouth resident, however.

15 THE MODERATOR: Okay, all those in
16 favor, signify by saying aye.

17 [Aye.]

18 THE MODERATOR: Opposed no.

19 [None opposed.]

20 THE MODERATOR: The ayes have it.

21 MR. BURKE: Yes.

22 [Laughter.]

23 MR. BURKE: The asbestos removal was
24 found during the schematic design process by the

1 architects and is included in their estimate.

2 THE MODERATOR: Mr. Jones.

3 CHAIRMAN JONES: Thank you, Mr.

4 Moderator. Just to be very clear of the order
5 of events, the Board of Selectmen did vote to put
6 this on the ballot, contingent upon Town Meeting
7 voting it because we actually need to get it done
8 by midnight tonight to make the timetable to get
9 it onto the ballot.

10 THE MODERATOR: Ms. Putnam.

11 MS. PUTNAM: Rebecca Putnam, precinct
12 9.

13 My question was actually asked by
14 Shardell about the asbestos, because I know that
15 that was a major problem with the high school and
16 nobody knew, based on the age of the building.
17 So, I'm glad -

18 THE MODERATOR: Okay -

19 MS. PUTNAM: - that that was answered.

20 THE MODERATOR: - Mr. Hargraves.

21 MR. HARGRAVES: Well, let me be clear
22 that I support this article and the need and the
23 purpose of the project before I wade into the
24 weeds lest I confuse people, because the purpose

1 of my question is to enable understanding for
2 discussion of Article 13 in the regular Town
3 Meeting, or the Annual Town Meeting.

4 And that would be: I think we saw
5 something similar to this as part of an energy
6 conservation project that wouldn't pay out for
7 150 years because of the cost of the windows, but
8 at the time the windows - and I don't know if the
9 scope was any different - was less than half of
10 this number.

11 So, would you consider this to be a so-
12 called legitimate estimate? And is it, you
13 know, fully - with your full confidence that this
14 is the top end?

15 And, also, in the context of
16 understanding for Article 13, this is the
17 appropriation event for this project, is that
18 correct?

19 THE MODERATOR: Mr. Lowell.

20 MR. LOWELL: Yes, this is the
21 appropriation event for this project. We do not
22 anticipate needing any additional funds. Shawn
23 Burke in particular, as well as our architects,
24 have spent quite a bit of time coming up with a

1 detailed estimate. It includes contingencies, et
2 cetera.

3 I'm trying to remember what your other
4 questions were.

5 THE MODERATOR: The scope of this being
6 different than the ESCO scope.

7 MR. LOWELL: Right. Oh, so, this is a
8 very - this is a completely different project,
9 really, than the ESCO project had been. It's
10 not really - it's very difficult to compare the
11 two.

12 The number of windows, the addition of
13 the doors, the skylights, the addition of
14 disposal costs, et cetera. I mean, it's a
15 different project.

16 When we have - when Shawn has attempted
17 to compare, they came out to be very similar, you
18 know, of similar scope, but again it's difficult
19 to turn an orange into an apple.

20 THE MODERATOR: Okay, Mr. Donahue.

21 MR. DONAHUE: Bob Donahue, precinct 3.

22 You know, when you talk about asbestos,
23 I'm wondering, do you have an insurance policy
24 that says that if in the middle of this project

1 you find more asbestos that they didn't find,
2 will the insurance company come in and pay the
3 tab to remove it?

4 Or - in other words, is - what I'm
5 afraid of is, in a building this old, you find
6 asbestos and it can - it can just go run on and
7 all of a sudden, you're buried. You're taking
8 out a window or a door; you wind up having to
9 take the side of the building down.

10 THE MODERATOR: Okay.

11 MR. DONAHUE: Thank you.

12 THE MODERATOR: Go ahead.

13 MR. BURKE: My understanding is that
14 during the schematic design process they
15 identified areas that are common to have
16 asbestos-containing material, which is typically
17 limited to caulking materials at the windows.

18 We also tested for PCB's and did not
19 find any of those present.

20 We will, before moving the project
21 forward into bid, do some destructive testing.
22 We will likely pull apart a couple windows to
23 really see what's behind them to make sure that
24 the scope of asbestos or any other type of

1 material or disposal required is identified prior
2 to starting the project or going out to bid on
3 the project.

4 THE MODERATOR: Okay Ms. Moffitt. Ms.
5 Moffitt.

6 MS. MOFFITT: Yes.

7 FROM THE FLOOR: Question, question.

8 THE MODERATOR: Ms. Moffitt and then
9 I'm going to take the question.

10 MS. MOFFITT: I want to tell you that
11 five years ago we discussed the windows here at
12 the Lawrence School and it was a serious issue
13 five years ago. There was not the financing
14 that we had when we were in line with ESCO at
15 that point.

16 It has taken five years to bring it to
17 the point of saying these windows have to be
18 replaced. I highly endorse this. It's been
19 necessary for five years and I encourage you to
20 vote for this.

21 THE MODERATOR: Okay, the question will
22 come on the main motion.

23 All those in favor, signify by saying
24 Aye.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

[Aye.]

THE MODERATOR: All those opposed no.

[No.]

THE MODERATOR: It's the opinion of the chair that the ayes have it by the two-thirds majority and I so declare.

I'm going to take a majority vote: do you want to do one more?

All those in favor of going on to the next article, signify by saying aye.

[Aye.]

THE MODERATOR: All those opposed no.

[No.]

THE MODERATOR: By a call of the chair, I'll see you at seven o'clock tomorrow.

[11:07 p.m. Whereupon, this meeting adjourned.]

C E R T I F I C A T E

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF BARNSTABLE, SS

I, Carol P. Tinkham, a Professional Court Reporter and Notary Public in and for the Commonwealth of Massachusetts, do hereby certify that the foregoing is a true and accurate record of Falmouth Annual Town Meeting, taken by me on Tuesday, April 14, 2015. To the best of my ability the within transcript is a complete, true and accurate record of said Town Meeting.

In witness whereof, I have hereunto set my hand and Notary Seal this 18th day of May, 2015.

Carol P. Tinkham, Notary Public
My Commission Expires:
April 21, 2017

PLEASE NOTE: THE FOREGOING CERTIFICATION OF THIS
TRANSCRIPT DOES NOT APPLY TO ANY REPRODUCTION OF THE
SAME BY ANY MEANS UNLESS UNDER THE DIRECT CONTROL
AND/OR DIRECTION OF THE CERTIFYING REPORTER.