

**Town Center and Library Committee
Minutes May 11, 2023**

Present: Josh Arneson, Laurie Dana, Jeff Forward, Linda Parent, Amy Wardwell, Dave Healy, Jake Marin

Architects: Andrew McCullough John Hemmelgarn, Jeff Hodgson & Cindy

Community Member: Karen Yaggy. Richmond Historical Society; Angelike Conti, MMCTV

I. Welcome and Public Comment

Angelike had some comments both as a current tenant and from her perspective with MMCTV. She feels that attention needs to be paid to technology improvements in the meeting spaces and would like to see a “multi-use” room such as the Selectboard meeting room that could be shared by others. She also encouraged more joint spaces and mentioned, for example, that their studio space is not always in use but could be a shared space with others.

II. Additions or Deletions to Agenda - None

III. Items for Presentation or Discussion with those present

a) Black River Design update on 5/9/23 meetings with town staff

Black River staff met with Town Center staff and Erin Lynn, Postmaster to review the draft floor plans. The staff was happy with the design as presented. Erin was fine with changes and doesn't feel it is a problem to use the back of existing Post Office space for mechanicals. She did have a couple of requests for improvements including updating their restroom and reconfiguring their lobby to discourage theft.

b) Black River Design to review draft Selectboard Presentation including

- a) Draft layout of offices
- b) Draft landscape design
- c) Questions for Selectboard that need answering (which tenants, police station space)

Black River showed a revised site plan and described it in some detail including a stormwater runoff treatment area at the back corner of the property and maintaining the current 66 parking areas to deal with zoning regulations regarding impervious coverage. They met with Zoning Administrator to discuss this. They also reviewed the internal design for the building that has not changed from the last meeting.

The committee then discussed the presentation process with Jeff doing a brief intro and Andrew and John presenting the site plan and draft design, which Josh will include in the Selectboard's packet.

The committee felt that we did not need to go into all of the various plan options that had revolved around the Police Department design and just talk about where we landed and that we would like to move forward with this plan.

The goal of the Selectboard presentation is to determine whether Black River can move forward with this design and site plan to begin the next steps of details and costs for the presentation. In particular, the Committee would like to know that the planned Police space is appropriate to what we know right now and the recognition that the redesign cannot accommodate both MMCTV and Radiate. Karen Yaggy spoke about the Historical Society's contribution to the community as the stewards and funders of the Round Church. She also would like to talk with the architects about reconfiguring the space designated in the new draft to better meet their needs.

It was the consensus of the committee that we would like to retain MMCTV as the 2nd floor tenant based on the fact that they are paying rent and comments about the value of the service they give to the community. Linda spoke highly of the students who attend MMCTV camps and their respect for the building.

c) Review Energy Modeling proposal from D&K

The committee reviewed the proposal from DuBois & King for Energy Modeling on the Richmond Town Office renovations to compare 3 energy systems, i.e. base design, stretch code design and the potential for a net zero building option. After some discussion, Laurie moved to recommend to the Selectboard that they spend \$14,200 from the Town Center fund for advanced energy modeling to determine the cost effectiveness of various energy performance choices. Jake seconded. The committee approved unanimously.

d) Update on funders conference and Congressionally Directed Spending

Laurie & Jeff will pursue a meeting with Ben Doyle to discuss scheduling a funders' conference on the project with some additional attendees proposed by Jeff and Diane.

e) Approval of April 27 2023 meeting minutes

Amy moved to approve the minutes from 4/27 and Dave seconded. Approved unanimously.

f) Other business

g) Items for next agenda – June 1 meeting

Recap Selectboard Meeting

Review proposed schedule

Clarification and vote on the additional work outlined in the Energy Modeling proposal

8:00 PM IV. Adjourn