

**Town Center and Library Committee**  
**Minutes October 12, 2023**  
**7-8:30 p.m.**

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

**Community Members:** Lisa Miller

**I. Welcome and Public Comment - None**

**II. Additions or Deletions to Agenda - None**

**III. Items for Presentation or Discussion with those present**

a) **Discuss Public Outreach plan including what to present and setting dates**

Jeff asked about what cost number we should be using for the initial public presentations. After some discussion the Committee supported going with the \$9,841,602 (rounded to \$9.85 million) for the public presentations. This figure removes the solar panels and story pavilion from the initial cost estimate.

Ideas for public presentation (results of discussion):

- Jeff introduction of how we got here including formation and charge to committee, things we have learned.
- Important to tell the story, not just “facts.”
- Need to set a context for how we came to this recommendation.
- Invite people to experience what employees and visitors to the building go through—problems of heating, light, air quality, safety, energy inefficiency, future flood events. Josh & Amy could have input on the health risks. Nicer space to help hire and keep employees—police, etc.
- We considered more expensive and less expensive options and this plan represents a middle ground to address issues (see below)
- What happens if we do nothing—risks of the “null” case
- Let them read FAQ on their own--don't need to “read it with them”
- This is a comprehensive project and is also generational—setting up the town for its future needs.

Supporting documents:

- FAQ and Cost FAQ – paper handouts, on website, could be emailed to participants ahead of time
- Site Plan – board, paper and on screen
- Elevation – board, paper and on screen
- Historic Photo – board, paper and on screen

Use of time during presentation

- No more than 1 ½ hours
- First half hour presentation
- Then discussion with question prompts such as What do you think? What do you like? What would you change? What questions do you have?
- Include individual committee members to address areas of expertise

Schedule

- Regular meeting on 10/26 meeting (7-8:30 p.m.) do a practice presentation. Invite Lisa, Karen, Martha, Lisa, Matt, Kathie, Christine, Chrissie & Katy specifically and send FAQ and other documents ahead of time. It is a regular meeting so others could attend. Do presentation and invite feedback.
- Regular meeting on 11/2—debrief on presentation, make changes if necessary, other business as needed
- Special meeting Sunday, 11/5 2-3:30 at Town Center – wider invite to public presentation.

- Regular meeting 11/16 7-8:30 – repeat presentation

b) **Update on Library Construction Projects**

We have received a new assessment on the remaining work of on the Library and Laurie will be presenting an ARPA funding request to the Selectboard on Monday to complete the woodwork repair and painting on the building. The report includes options for addressing issues with the slate roof on the main building to either repair or replace. A new report also includes information about repairs needed on the front steps.

c) **Discussion of Alternative funding sources**

- **FEMA flood mitigation funds** – Jeff spoke with a FEMA representative about whether funding from the FEMA flood mitigation funds could be used for the portions of the Town Center project that directly address flood resilience (TC basement, post office, site, etc.). They feel that this might qualify and Jeff’s quick estimate is that this would be about \$1 million. The committee felt it was appropriate for Jeff to talk with John & Andrew about what it would take to do a FEMA application, recognizing that there might be costs for engineering work needed to complete the application.
- **ARPA request** – Jeff feels that the TC Committee should make a request for ARPA funds toward the energy portion of the work—between \$300,00 and \$500,000. He would like to let the Selectboard know that this request is coming at Monday meeting.
- **Alternative financing for solar**—There might be other sources of funding for solar
- **Private fundraising for greenspace amenities** – Jeff observed that there might be options to privately fundraise for some or all of the greenspace amenities. This could be a question that comes up or is brought up at the public presentations.
- **Dept. of Libraries** – There are still 2 grant programs coming from the Vermont Department of Libraries \$20.6 million grants. Could fund library building improved handicap access projects.

d) **Consideration of approval of minutes from 9/28/23**

Amy moved to approve the minutes from 9/28 and Jake seconded. The motion passed unanimously.

e) **Other business - None**

f) **Items for next agenda – October 26 meeting**

Practice session on Public Presentation with invited guests

**8:30 PM IV. Adjourn**