Town Center and Library Committee
Minutes October 26, 2023
7-8:30 p.m.

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

Community Members: Fran & Dave Thomas, Patty Brushett, Jay Labare, Rich Dana, Lisa Miller, Christie Witters, Christine Werneke

I. Welcome and Public Comment - None

II. Additions or Deletions to Agenda - None

III. Items for Presentation or Discussion with those present

a) **Preparation of Public Presentation of Proposed Town Center Renovation Project**
Members of the committee presented the Power Point, site plan and floor plans to the members of the public present for this trial run for public forums.

After the presentation, the committee invited attendees to comment on the proposal and/or the presentation.

Christie Witters felt that the committee has done a good job or exploring the options and thanked the members for "hanging in there." She liked the strong opening, giving the historic importance of community investments over the years. Overall she felt it was heavy on the "physical" aspects of the space and wanted the committee to revisit the Visioning comments on use of space and add some of that to this slide. She feels strongly that the loss of space for Radiate might influence her to vote no on the proposal. She proposed reducing the almost double space for police and keep Radiate in the mix.

She stated that she has some ideas for a change to stormwater mitigation, feels that the back corrner might impact neighbors.

Christine commented that she would like to see an elevation and maybe some interior renderings. She wanted to have more focus on what people will experience as they use the building. Also to point out that the building is a flexible community space.

They all felt that there was too much repetition and that the presentation was too long. Worried that people are not going to listen to a 40-minute presentation. There was discussion about whether we should reduce the time, then have MMCTV film and also edit out a 5-minute version.

Patty also thanked the committee and felt that storytelling was the important part of the presentation. Others agreed, for example Josh reviewing deficiencies, site plan as improving connection between buildings, etc. Need to add more, perhaps from Linda (black soot, animals in windows, wearing gloves, Amy has more stories from Duncan).

Christine feels that we should deemphasize the "names" of the tenants and simply label spaces as tenant space, as this could change in the future.   She is not as bothered by Radiate—made the point that we are renovating for the "long term" and tenant component may change in the future. Jeff pointed out that Radiate is a for profit business paying about $400 in rent.

Suggested on Budget slide – instead of "post office" label this as Flood mitigation & roof structure – addition.

Christine commented that we should include the tax rate information in the presentation, not just on the FAQ.

On the potential funding sources, they asked if it was possible to put in potential amounts. After some discussion it was suggested that, we cannot say that we will get x amount, but we can put something like "grants up to XX amount."   There was discussion about the wording of the bond vote that could include something like "up to $9.85 million" or "$9.85 million less grant funding obtained." Need to explore language that is best. Tax rate would be based on the amount of the construction contract awarded.

Jay suggested that we could do a mailing to voters in advance of March vote. Jeff asked whether there should be a presentation on the bond vote at Town Meeting—he thinks that the law has changed and that this is now allowed. There will be required public meetings after the Bond vote amount is set and the vote is warned. Need to check on this.

b) **Other business – None**

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

       Debrief on practice session on Public Presentation
       Scheduling November Public Presentations
       Consideration of approval of minutes from 10/12/23 and 10/26/23

8:30 PM IV. Adjourn