

**Town Center and Library Committee  
Minutes November 30, 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) Preparation of Public Presentation of Proposed Town Center Renovation Project**

Jeff is planning to lead the tours on Saturday, December 2 at 10 am and 2 pm. Amy & Dave will try to be there for the 10 am tour and Laurie will be there for the 2 pm tour. Josh will make 30 copies of the handouts to have for Saturday. Laurie will put up a Town Center display in the library during the book sale with a flyer promoting the tours and will do a FPF post.

**b) Planning for Selectboard Presentation on December 4, 2023**

**Discussion of dropping part of the sitework costs from the bond.** During the discussion, members pointed out that sitework was the “most visible” improvements in the plan and the fact that only about \$600,000 of the cost could be dropped as the rest of the cost is for stormwater and flood mitigation that is required. Much of the sitework also addresses safety and better handicap access.. Finally, if we are going to be digging extensively for stormwater and flood mitigation, we should do the whole thing. The consensus was that if it is dropped, it will never get done. The committee decided not to drop the sitework.

**Answer on sprinkler system:** Jeff spoke with the architects about whether the system specified was “dry” or “wet.” There is not a specific system chosen yet, although the costs are roughly the same. If the sprinkler pipes go into the attic, the system will need to be dry.

**Selectboard Dec. 4 Meeting:** The Committee will recommend that the Selectboard approve moving forward on a bond vote on March 5, 2024. Jeff said that he could do a brief review of the steps that got the Committee to this recommendation. The Selectboard has the handout and most of the members attended a building tour. *Dave moved to ask the Selectboard for approval of a bond vote in March, 2024 for the amount of not more than \$9,841,603. Jake seconded the motion which passed unanimously.* Josh will prepare the language of the motion for Monday’s meeting.

**c) Review of Selectboard discussion on November 20, 2023 regarding Radiate Art Space**

Radiate Art Space made a presentation to the Selectboard at their 11/20 meeting about Radiate’s contribution to the town and the fact that the renovation will mean that they cannot remain in the basement space they currently occupy. The Committee’s position is that the Selectboard has the responsibility for choosing tenants for the building. Radiate recommended, and the Selectboard agreed, to remove specific tenants’ names from the building plan—simply labeling those spaces as tenant space for the bond vote. The Committee supported this decision as the primary purpose for the Town Center building is to house town government. Tenant space decisions will be based on space not currently being used by the town and could change over time. Assuming that the Bond passes, the assignment of spaces and specific wall configuration can be adjusted without affecting the cost as none of the tenant spaces are specifically “fitted up” for tenants needs in the plan. Tenants would be responsible for their own fit up once the new space is leased to them.

**d) Approval of 11/2/23, 11/16/23 and 11/18/23 minutes**

Jake pointed out an error in the 11/16 minutes in the middle paragraph there is an incorrect date for Radiate Art Spaces’ presentation to the Selectboard. It should be November 20, 2023. Jake moved

to approve all three sets of minutes, as amended, and Dave seconded the motion which passed unanimously.

**e) Other business – None**

**f) Items for next agenda – December 14**

Results of Selectboard vote on December 4, 2023

\*Review of schedule and legal requirements for Bond vote on March 5, 2024

\*Finalize list of community groups for outreach, with assignments

*\*Assuming bond vote is approved by Selectboard*

**The December 14 meeting will be the Committee's only meeting in December.**

**8:00 PM IV. Adjourn**