

Municipal Building Committee Meeting  
February 24, 2020

Members in Attendance: Peter Cohen, Brad Havill, Stephanie Beling, Melissa Roller, Kathryn Wilson, Roger Manzolini, Kristin Smith, Danielle Fillio

Others in Attendance: Curtis Edgin (O & M), Dan Pallotta (P3)

Public in Attendance: Katherine & John Kennum, Bob Gniadek, Tad Evans

Meeting was called to order at 5:32pm.

Pat was absent and Kathryn served as chairperson

Motion was made to approve the minutes from February 11, seconded as written and approved.

Dan updated us that the independent estimate was unable to be completed and there is not an estimate for us at this time. The next big step is reviewing the cost and deciding if it is adequate to bring to the town. Dan is hoping to get the number by the end of the week and then we will have it for the March 10 meeting.

Danielle shared that change in timing of receiving the estimate will be detrimental to the overall timing of our plan to go into town meeting. Danielle feels that this causes even more of a crunch of what was already a tight timeline.

Dan recommended coming back in a week on Monday March 2 and breaking the numbers down at that time. He feels that getting the numbers to us next week that the May 20<sup>th</sup> meeting is an attainable date. He assured the committee that he and Curtis will be ready to answer any questions that the town has for them at town meeting.

Curtis updated us that not a lot has changed but presented us with some comparisons. The building has been trimmed slightly

Town office 3127sf (current town hall is 4800 gsf)

Public spaces 3474 sf (existing meeting room in current town hall is approx. 1600 sf; planned meeting room approx. 1400 sf)

Library 4397sf (current 1800sf)

Discussion was had regarding the changes in space of the library. Dan is comfortable explaining how accessibility affects this space significantly and why the new size is what is needed. And also it is smaller or comparable to libraries in town of our size throughout the commonwealth.

Town information distribution: Dan suggested setting up some links on web page, printed FAQ material and as many coffee/forums/school meetings as we can to share information to any residents who will attend. It was suggested using automated calls to let people know about the meetings dates.

Dan wants us to think about how the presented cost will be described. Roger reported the town does it by every 10,000\$ per assessment when it is discussed about change in tax rate.

Part of the presentation should include the impact of it on the town other than financial. Such as the use of the building in the long term, having more of a town “center”, the impact on lifestyle other than financial.

We started a list of questions that may come up (this is not an all inclusive list)

How much will taxes increase

Why do we have to change the town hall it has served us well for 100 years

What will we do with the current town hall

Why did we need a library

Why can't the library be in the school

Will the library have more hours

What services/systems are we sharing with the schools

A discussion was had regarding fundraising and having more specific information regarding the building and planning of the project prior to fundraising.

Kathryn made the point that fundraising needs to be a group effort and it is not able to be the responsibility of the Friends of the Library group only.

**Change in meeting date: March 2 at 5:30 in Town Hall.**

Motion was made to adjourn at 6:35, seconded and approved.