

**Community Center/Library Committee**  
**Meeting Minutes from Monday, December 19, 2022**

Mike called the meeting to order at 5:30 p.m., upstairs in the Town Hall.

Members present were: Mike, John, Paul, and Audrey

Members attending virtually were: Rich and Roger

Affiliates attending virtually were: Bryant (CCI) and Peter (Stewart Architects)

Minutes from the December 5<sup>th</sup> meeting were reviewed and approved by the committee.

Mike and John reported on their meeting with the Library Trustees on Monday, 12-12-22. They reviewed the new drawings and the Trustees approved the changes made at their suggestion to the Library plans. Also discussed were: doors to be keyed, electric outlet needs, their participation in the Feb. 7<sup>th</sup> public meeting, their PR plans to introduce community members and regular library attendees to the need for a library in Hebron. Jennifer LaRoche will send an email to Mike with exact locations of additional power outlet needs for the library.

Mike read the list of items Peter (architect) sent with possible items that could be deleted or cost adjusted if necessary. The list was filed for later consideration if necessary.

Mike will send the revised floor plans to the committee tomorrow for review.

The committee reviewed Charlie (HVAC Engineer's) heating system comparisons, Roger's cost spread sheet and Audrey's review summary of heating and cooling systems discussed in meetings up to this date. After an in depth discussion, it was decided by the committee to go with the propane fired system and address the addition of solar at a later meeting because the addition of solar can be done at a later time either prior to construction or as a Phase 2.

The committee decided an in-depth review of the scope of work to move the old fire station needs to be done. At present we anticipate a cost of approx. \$290,000.00 to move and set it up. We asked Bryant (CCI) what he thought it would be per square foot to just build a new structure instead of trying to move the old fire station building and he commented that finished construction would be about \$250.00 to \$300.00 per square foot.

A construction time line was discussed with Peter and Bryant and they agreed that Peter needs to get final plans to Bryant by Jan. 20, 2023 and Bryant will have final bid figures to the committee by March 10, 2023. April 5, 2023 is the deadline date for a Warrant Article to be submitted by the Select Board for consideration at the Town Meeting.

Bryant and Peter left the meeting at 6:00 p.m.

John suggested that the committee needs to produce a working calendar. Mike agreed and stated that he will start one and send it to the committee members to add any dates they

have. Dates already known are Regular Meetings on Monday, Jan. 2, Jan 16, Feb 6, Feb 20, March 6, March 20, and a Public Meeting to be held in the basement of the church on Tuesday, Feb. 7, 2023 at 6:00 p.m. which has been confirmed with the Church.

John and Mike had a discussion with Peter, architect, about the USDA Rural Development approval process. Peter has experience working with them and his comment was: "If it works, it's great," but the process is incredibly bureaucratic, you are forever tied to USDA, you must advertise in advance of accepting a bid, you must take the lowest bid, and the process is not usually successful. Audrey made a motion to table the process for now, it was seconded by Paul and passed unanimously by the committee eliminating our need for a letter of agreement from CCI.

On a brighter note, Rich is in contact with Joe Kenney, our Executive Councilor, regarding the monies that will be available (up to \$1M) from the State for Community Center Development. The State is still working on the process they will use to dispense the monies but Hebron is on the list to receive an application once the process is determined.

Paul will bring up at the next Select Board Meeting the possibility of developing for parking the small piece of land that the Town owns at the bottom of Hobart Hill Road.

Roger is busy finalizing his philanthropy committee. He will have a plan ready for our Feb. 7<sup>th</sup> meeting and hopes to begin taking pledges. A possible slogan was previewed with the committee, "For the Common good."

The committee decided to continue with the bi-monthly meetings for now and dates have been confirmed thru March 20<sup>th</sup>. No meeting scheduled at this time for Jan. 30, 2023.

A motion was made, seconded, and unanimously voted to adjourn. The meeting adjourned at 6:50 p.m.

Respectfully submitted,  
Audrey Johnson