

Caryl Community Center Committee Committee Meeting Minutes

Date: January 31, 2019 @ Caryl Community Center Room 108 @ 7:30pm

Attendees:

Selectman Committee Appointees: Lauren Brodsky, Richard Forte, Erin Rodat-Savla, Ford Spalding & Bob Springett

Committee Stakeholders: Bob Cocks, Fred Hammerle & Anna Nagy

Other Attendees:

The Meeting was called to Order at 7:30pm.

Attendees introduced themselves.

The Minutes for 01/09/2019 were voted on and approved as amended.

The attendees reviewed and discussed the Selectmen's Mission Statement. It was reiterated that this project committee is not a building design project, but rather a comparative analysis of town options that revolve around space needs assessment, program requirements and building utilization. Options to be researched and presented to town residents include a Full Renovation of the Caryl facility, staying within the facility's existing footprint, and building a New Community Center facility. There is also a remediate/default option which updates boiler and HV systems and complies with ADA requirements. We could change course depending on community input from scheduled community meetings. It was reiterated that the Committee has \$200,000 for their use in our study but the funds can only be used on Caryl renovation work and not for work performed to assess building a new facility.

Bob Springett reported that the Full Renovation option report spreadsheet is being worked on and he hopes the results will be available at our next meeting. The report will primarily consist of information from past committees' work, the 1/22/09 Don Mills report and updated with information from the Don Mills letter of 06/16/2017 and the On-Site Insight report of 11/27/18. There are still several items whose costs must be finalized including; fire suppression system, windows, septic and parking. At this point projected costs are between \$10mm - \$12mm. The group highlighted the need to understand the program requirements of older residents that could vary from those of a younger population segment. There was also a discussion about a potential need for a municipal emergency center for citizens. Some members thought the schools currently fill that role.

Erin Rodat-Savla reported on our Current Building Use data. She has assembled data assuming a "reasonable approximation of current use" over a 12 – 15 month period. Park & Recreation, COA & Lessee space is considered. We continue to fill gaps in the data, as well as clean it (e.g., looking for inconsistencies or opportunities to clarify). Due to the variability in the original sources, some of the data are based on proxies or estimates. The final presentation will include annotations/footnotes, so that committee members and stakeholders understand this context.

The committee members were asked to email Erin as to what else is needed & what else do we need to know. We reviewed her work to date. It will be sent to all team members.

Lauren Brodsky gave the report related to our plan to visit 8 other Community Buildings in neighboring towns. She reported that last evening, 1/30/19, she and Ford visited Sherborn and she shared our report template. Tomorrow morning, 2/1/19, we will do the same in Natick. We asked that other Team members please sign us for scheduled tours, and she shared the link. We plan to interview 9 "like communities" based on their similarity to Dover using wealth, population and rural character as criteria. Ford Spalding plans to conduct phone interviews with the town's Administrator to determine what community services they provide to residents, their facility size and cost, current upgrade plans, if any, and other relevant information needed to complete our analysis.

The Dover Mothers Association along with the Dover PTO and Friends of the Library are scheduling a community meeting the evening of February 13, 2019 to meet with Ford Spalding & Bob Springett (and other Team members) to discuss our Project and seek their advice, comments, thoughts ... etc. Bob Cox, COA Stakeholder, is going to do the same for Dover senior citizens and he will get back to us with a date and time.

We need to identify other groups to meet with.

Rich Forte is working on a report that we can share with the citizens as to what the impact will be on the average Dover property tax for a project cost of \$5m, \$10m, \$15m & \$20m.

The following are our current meeting dates for 2019:

1/31, 2/14, 2/28, 3/14, 3/28, 4, 18, 5, 9 & 5/23. It is understood that there are some conflicts which will need to be adjusted nearer the time.

Our next meeting date is February 14, 2019 at 7:30 pm in Room 108 of the Caryl Community Center.

The Meeting Adjourned at 9:10pm

Respectfully Submitted By:
Ford Spalding, Chair