

## Caryl Community Center Committee Committee Meeting Minutes

Date: February 28, 2019 @ Caryl Community Center Room 108 @ 7:30pm

**Attendees:**

Selectman Committee Appointees: Lauren Brodsky, Amy Collins, Erin Rodat-Savla, Terry Sobolewski & Ford Spalding

Absent Richard Forte & Bob Springett

Committee Stakeholders: Camille Johnson, Ameer Tejani & Karen Pierce

Other Attendees: Fred Hammerle, Warrant Committee Representative, Anna Nagy

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

The Minutes for 01/07/2019 (Sub Committee) & 01/31/20219 were voted on and approved.

Renovation Team Report: Terry Sobolewski and Amy Collins presented their draft **Preliminary Assessment of Pathways Renovation** Team findings to date. Their report incorporated information from a meeting with the former project Architect Don Mills on 01/07/2019 // the Preliminary Design Study of 09/15/ 2006 // Mills Whitaker Architects report of 06/30/016 // Mills Whitaker Architects letter of 06/ 16, 2017 and the On-Site Insight Preliminary Report of 11/27/2018. Next steps: Determine **what Activities may be hosted** in a community center. From that we can determine space and size requirements for a **future design plan**. And, then estimate costs for each scenario. Ford, we need to discuss what this tomorrow!

Current Use Team Report: Erin Rodat-Savla & Anna Nagy gave their update report. This task is currently in progress. 29 separate organizations & individual entities use the building over a 15 month period. Approximately 30% of the building hours rooms are occupied. Of which the CDC and other licensees is 30% of that percentage. The rest of the occupancies are mainly the COA & Park & Rec. Next Steps: Is to complete the report.

Community Building Visits: Lauren Brodsky & Ford Spalding presented their findings. 8 town community buildings were visited and reported on: 6 are neighboring towns were Lexington, Medfield COA & Recreation, Natick, Sharon, Wellesley COA & Recreation & Weston. In addition, 7 other "Like" towns using population size, wealth and town character as criteria, were surveyed over the phone mainly with the towns Administrator to the Board of Selectmen: Boxborough, Bolton, Carlisle, Hamilton/Wenham, Harvard, Lincoln & Manchester by the Sea. These reports will be on the town website in the near future. Initial Impressions: Towns similar in population, wealth and town character to Dover have not invested in a standalone community building. The exception is Stow who has a combined recreation and COA building. Larger neighboring towns like Natick, Sharon & Lexington have

community buildings that serve all their citizens in one building. Wellesley & Medfield provide COA & and Recreation services in separate buildings. Weston has one community building serving recreation and COA programs in shared spaces and dedicated offices. We also noted that many of the larger neighboring towns have a much more diverse tax base. Next Steps: This activity is completed, and the data/information will be analyzed thoroughly and incorporated into resident information material.

Bob Springett and Ford Spalding met with two groups for our first Dover community information meetings on February 13 (2 citizens attended) & 21 (10 citizens attended).

Erin Rodat-Savla & Lauren Brodsky discussed a Communication Strategy for our committee. The intent is to work closely with our Stakeholders and to find ways to reach out to all citizens. This discussion will continue at our March 14 meeting.

The committee reviewed a Memo related to the "Impact of Borrowing for CCC Taxable and Tax Exempt 20-Year Bond Per Land Parcel in Dover" dated 02/27/2019 submitted by Rich Forte with the help of the Gerry Lane our Town Treasurer. This is for information only and is only an estimate. The information will be further discussed at our next meeting. Ford Spalding told the meeting that the Town cannot bond a project that contains a private entity renting space. This information came from Carl Valente, Interim Town Administrator.

Ford Spalding gave a preliminary schedule for a potential future project (if there is a renovation or build new project):

- 2019 TM: Request wording change to last year's Article 15 amendment to allow for the committee to expend already approved funds for a "New" building study.
- 2019 STM: Voters select a building option (Renovate or New) to move forward on & provide funding for obtaining an OPM, Architect, and Schematic design. If both options fail, then the current Remediate plan for the current building will continue under the Selectmen. This would also require voter approval for funding
- 2020 TM or STM: Present Schematic design for approval & funding for Design / Build of the final project.
- 2021/22: Start construction
- 2022-23: Occupy building

The following are our current meeting dates for 2019:

3/14, 3/28, 4/18, 5/9, 5/23, 6/13, 6/27, 7/11 & 7/25. It is understood that there are some conflicts which will need to be adjusted nearer the time.

Our next meeting date is March 14, 2019 at 7:30 pm in Room 108 of the Caryl Community Center. The main purpose is to discuss Future Communication with the Stakeholders.

The Meeting Adjoined at 9:15pm

Respectfully Submitted By:  
Ford Spalding, Chair