

**Meeting Minutes**  
**Monkton Municipal Building Committee**  
**Tuesday, October 8th**

In attendance: Will, Deb, Pete, Jere, Peter, Heather, Steve, Chris & Leah from Bellwether Architects

Minutes from the October 2nd meeting were approved.

Chris outlined highlights of feedback that he and Leah took from the first Community Outreach session, which will form the first part of Bellwether's presentation at the upcoming second community meeting on November 19th. There was general agreement about the importance of ensuring that attendees' input and questions are reflected back to them so that people will know they were heard and that their ideas have been considered.

One theme that emerged from the group feedback was an interest in encouraging some degree of volunteer labor for certain features of the construction process, to help reduce costs and provide opportunities for community members to make a personal contribution to the project. Steve also raised the possibility of using town road crew for some tasks, such as landscaping or parking lot construction.

Deb reported that based on conversations she has had, it is not likely there will be a Mt. Abe renovation bond vote in March 2020, when we anticipate a community vote on our bond proposal.

A question was raised about whether a capital campaign for the library is far enough along to be included as a significant budget consideration when presenting the bond proposal.

Related: we need to have an answer to a question that some residents will no doubt ask: "How much more will the new building cost if it includes a new library?"

Leah & Chris presented 3 general concepts they have developed so far: a 2-level plan (1-story plus walkout basement), a 1-story floor plan and a full 2-story version. Extensive discussion followed about the pros and cons of each option.

Though there was general agreement about the benefits of having all activities on one floor, there was also consensus that, when viewed from the street, the 1-level would present a much wider building which would appear inconsistent with the other structures on the Ridge and block more of the views of the mountains. The large building envelope would be less energy-efficient and would likely be more expensive to build. The advantages of a two-level plan are that the building

envelope is more compact and the scale of the building would look more historically appropriate and consistent with the town's other architecture. It would also take the greatest advantage of the site and would likely provide the most cost-efficient solution. The disadvantages are that a 2-level building would create more separation between the various functions and would require an elevator and stairways.

After much discussion, there was a general consensus among the group that at this point in the process, Bellwether should move forward by focusing their efforts on a 1-story plan with a walkout basement. The group directed Bellwether to study multiple configurations of the three main components—the town offices, the library and a community gathering space--and to incorporate exterior gathering space(s) into the design plans as well. The committee also instructed Bellwether to set the structure back a ways from the road to take advantage of the site contours and to locate parking on the north side. Since we are aware that there may not be majority support among voters for all of the program components, the committee recommended that Bellwether consider design solutions that could be flexible enough to allow for construction to be completed in phases, in case that approach appears to be warranted.

Next steps:

- Chris & Leah will take the committee's input and dive into the design process, to produce two versions of "1-story with walkout" design concept with different combinations of the functional areas on the two levels.
- Next Building Committee meeting: Wednesday, October 23rd 7:00 at the (current) Town Hall
- The Committee also agreed that we should meet to review progress with the design process in 3-4 weeks (either the week of October 28th or November 4th). Chris & Leah will advise us as to when they are ready to share the two initial designs.
- Next Community Conversation session has been scheduled for Tuesday, November 19 6:00 pm Monkton Central School. Renderings of the two design solutions will be presented for discussion.

Respectfully submitted,

- Peter Straube, Deputy Secretary