



**FACILITIES AND SPACE NEEDS COMMITTEE  
MEETING MINUTES\*  
TUESDAY JANUARY 17, 2023  
HYBRID MEETING**

**1. Welcome, Call to Order and Roll Call**

- a) Meeting called to order at 9:00 a.m. by Chairperson Mary Anne Rush
- b) Roll Call

**Present:**

Susan Alexandre, Larry Carlson, Tony DiLuzio, Sheldon Drucker, Jeff Franson, Ian Kaiser, Mary Anne Rush, and Michele Tourangeau

**Absent:**

Boriana Dolliver and Percy Stevens

**Town of Ogunquit Invited Panelists Present**

Matt Buttrick, Town Manager  
Heath Ouellette, Select Board Member and Committee Liaison  
Neal Pawlik, Ogunquit Deputy Chief of Police

**2. Review and Approval of the December 19, 2022, Meeting Minutes**

*Motion to approve made by Sheldon and seconded by Susan. Approved 8-0*

**3. Old Business and Follow-Up Items:**

- a. **Review Context concept design(s) (Tabled from Dec 5 & 19, 2022, Meetings)  
(All)**

**MAR:** Concept's designs for Option #4. MAR emphasized these are just preliminary, not final, not the Phase 2 drawings etc. They are just a rendering of what the possibilities could be.

**IK** made commented that he noticed they did not put in a gym. **MAR** pointed out that there is a multi-purpose room and **JF** reminded all that these are not final and there will be plenty of time to provide detailed input.

**LC** commented that there will be an Information Session tomorrow night which Matt is going to speak to in more detail. It will be on Zoom as well as Channel 3.

**HO** let people know that these are what we can do as of today with available resources. They are not full renderings and almost ready to be bid out which we could have had had the voters approved the next phase of the project last June. This is just very preliminary. This is the very first drawing and not necessarily the final result.

Overall comments: blends in, gives feeling of school.

**b. Survey Subcommittee (Jeff and Larry)**

**JF** took us through the draft survey. We do understand that after tomorrow night's Information Session that there may be a need to add questions. Took us through Survey question by questions. Comments made:

**MT** on Q7, how important is it to retain basketball court and playground. It was mentioned that if there are 2 buildings, the playground/court may have to shrink. Thinks this is very important but does understand that there will be more discussion when we get to that point. **JF** emphasized that that is very important to note as this "not a one and done survey". If we get approval for next steps, there will be more discussion. This is more of a 10,000-foot view.

**SD** pointed out that when we "talk playground" that it is conclusive of a basketball court

**TD** clarified that with a project of this size, need to understand that these are initial questions and does not set a full playground or basketball court in concrete. Questions such as 2 half courts or geared to adults etc. are yet to be determined and the public will have many more opportunities to express their opinions.

**IK** had some points on Q#9 and the use of sustainability and the power of the word. Do we need or exceed required codes?

**MT** would like to see the potential tax impact broken down to monthly impact in addition to annual.

**LC** in the interest of time, asked the Committee for the ok to go ahead with this after incorporating feedback and adding some questions following the Community Information Session tomorrow night. **HO** commented that although the Committee may make recommendations, either the Town Manager or the Select Board will actually be putting the survey out from an official standpoint.

**TD** made a motion to allow the Sub Committee to revise and finalize the questions after tomorrow night's meeting and go live as soon as reasonably possible. **MT** seconded it. Approved 8-0

**c. Grid of estimated costs per \$1,000 (MAR)**

**MAR** led the discussion. Following our last meeting, she followed up with the Town Treasurer to get estimated of tax impact by home value and costs. Emphasized that

these are estimated based on projected costs. Rates are from the Maine Municipal Bond Bank as of January 11, 2023 and start at 4.25% and climb to 5.9% at the end of 30 year term. Talked about if Ogunquit went to market on its own which does require a number of steps to be able to do that, i.e., agency ratings, it is possible we could get a more favorable rate. AAA = 3.35%, AA = 3.75% and A = 3.95%. MAR referred to the chart and went through examples of what the potential impact could be.

#### **4. New Business**

##### **a. Discuss Logistics for Information Session (Town Manager Matt Buttrick)**

**MB** tomorrow night at 5:30pm, there will be an Information Session which primarily go over Option 4 and 2 options which are offshoots of that. Chris Logan from Context Architecture will be here to present the options and answer questions.

**JF** asked about estimated costs of renovation vs new construction. **AD** industry has leveled off a bit though prices have not come down any. Renovations costs are still higher than new. It is easier and more efficient to demolish that building (OVS). It will never meet the seismic code without significant seismic bracing. It will not meet the energy efficiency codes without significant improvements. It is much easier, much more cost effective to do that in a new build than renovation. Ultimately you get a better product with the new as well.

#### **5. Public Comments\***

Peter Kahn – had a question about a comment made by the Select Board liaison as well as why isn't the Survey coming from this board. Responses were provided.

#### **6. Other Business**

None

#### **7. Next Meeting** – Monday February 13, 2023 @ 9 a.m.

#### **8. Adjourn**

***Motion to adjourn made by Sheldon and seconded by Tony – Approved 8-0.***

**Meeting was adjourned at 10:05a.m.**

Respectfully submitted,

Larry Carlson, Secretary, FSN Committee

*\*Please note that every effort is made to capture the essence of the meeting in these Minutes; however, they are not an exact replication of all items discussed or comments made. If you would like an actual replay of the meeting, please click on the link below which should allow you to watch the entire January 17, 2023, meeting on Town Hall Streams (Duration:1h 5m)*

[https://townhallstreams.com/stream.php?location\\_id=40&id=49811](https://townhallstreams.com/stream.php?location_id=40&id=49811)

REVIEW