

RYE TOWN CENTER COMMITTEE
Wednesday, March 3, 2021
5:30 p.m. – Via Zoom

*Present: Kaitlyn Coffey, John Loftus, Victor Azzi, Lydia Tilsley and Selectmen's Rep: Mae Bradshaw
Chair Karen Stewart and John Mitchell joined the meeting at 5:45 p.m.*

I. Attestation

Statement by Becky Bergeron:

As Town Administrator of the Town of Rye, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that we are providing public access to the meeting by telephone, with additional access possibilities by video and other electronic means. We are utilizing Zoom for this electronic meeting. All members of the board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone number: 646-558-8656 and Password: 867912 or by clicking on the following website address: www.zoom.com
ID #893 6189 0722

If anyone has a problem accessing the meeting please email the Town Administrator at:
BBergeron@town.rye.nh.us

- a) Public notice has been provided to the public for the necessary information for accessing the meeting, including how to access the meeting using Zoom telephonically. Instructions have also been provided on the Town of Rye website town.rye.nh.us
- a) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access.
If anyone has a problem, call 603-964-5523 or e-mail at Bbergeron@town.rye.nh.us.
- b) Adjourning the meeting if the public is unable to access the meeting.
In the event the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Please note that all votes that are taken during this meeting shall be done by roll call vote.

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In the event the public is unable to access the meeting, the meeting will be adjourned and rescheduled. Please note that all votes that are taken during this meeting shall be done by roll call vote.

Roll call attendance:

- Kaitlyn Coffey
- John Loftus
- Victor Azzi
- Lydia Tilsley
- Mae Bradshaw

Note: The members stated where they were located and confirmed that they were the only ones in the room for the meeting.

II. Call to Order and Pledge of Allegiance

Member John Loftus called the meeting to order and led the pledge of allegiance.

III. Jeff Ross, Library Trustees update on Parsonage Planning

Library Trustee Jeff Ross informed the Committee that as a result of the recent settlement, the 0.4-acre lot, referred to as the Parsonage lot, is now by deed covenant in the custody of the Library Trustees and will be managed by the Trustees. As planning begins on the development of this property, the Trustees want the process to involve other entities in town. It seems like good common sense that if the Trustees are going to have a plan to develop the Parsonage parcel and the Town Center Committee is in the planning phase for the entire Town Center, the two entities should be talking and collaborating with one another. Exactly what form that takes and how that is done should be discussed. The Trustees are interested in hearing from the Town Center Committee regarding what it's level of interest is in being involved in this collaboration. The Trustees are very open to the idea and looking forward to it. There are a few things that the Trustees are going to do immediately. One is to reengage their architect Jonathan Haller. They had hired an him to do a schematic design of an expansion of the Library building, which is very much on hold at this time. The Trustees are interested in developing the Parsonage parcel into open space. Mr. Haller is also a landscape architect. The goal for this spring is to get the lot into useable condition, probably by removing some of the landscaping that is along the Washington Road walkway. They may also do some grass seeding. They are hoping to have it ready for this summer for library events and programing. By using it this summer, they will be able to see how it works best, how it functions and will be able to generate public input about the look, feel and operation of the space. With all this information in hand, the Trustees envision starting a more formal planning process in the fall. Before anything major is done to the property, the Trustees will be reaching out to the community for public input. The Library Director and staff are already working on programs and ideas of things to do on the lot that will enhance and expand the Library's contribution to the social and cultural life of the Town.

NOTE: Chair Stewart and Member Mitchell entered the meeting at this time. Chair Stewart is at work and may experience some interruptions.

Chair Stewart recommended that they get back to the Library in a couple of weeks, as they have a hard deadline of March 19th for the TAP application.

IV. TAP Application

Chair Stewart, Member Mitchell, Selectwoman Bradshaw, and Town Administrator Bergeron had a zoom meeting with Tom Jamerson regarding preparation of the TAP application. Member Mitchell has taken the TAP application, which is now on line, and has started to fill it in. Chair Stewart and Member Mitchell have both been in touch with Phil Corbett to talk about budget issues. They have also heard from Tom Jamerson through Scott Bogle that they do not need a lot of letters of recommendation. It sounds like the deciding body is interested in less and tight information. They want letters of recommendation mainly from the governing bodies in the Town and the schools.

Member Mitchell stated that after hearing what Mr. Jamerson's recommendations were, he feels he would like to go back through the application and fine-tune and shorten the answers. Also, he talked to Phil Corbett regarding the cost estimates. Mr. Corbett was prepared to give the estimates, but wanted to speak to the project manager at CMI first. He wants to make sure that what he gives for numbers are as accurate as possible. Member Mitchell brought up a concern from the meeting with Mr. Jamerson. It was his understanding that Mr. Jamerson said that this is not a grant, so if the Town has put in more than 20% of the project, it is not necessary. In the warrant article it says the Town will put in \$300,000 and the TAP will be \$500,000. Offering more than 20% doesn't do anything. The Town does the project and the State reimburses 80% of the costs. Member Mitchell said he would like to tie this into the decorative lighting. He likes the idea of having all seventeen decorative lights. He felt that it would give the Town Center a look of symmetry. The Committee agreed on ten lights originally. The difference in the cost between the ten lights and the seventeen lights is approximately \$86,000. He asked the Committee if they want to revise the figures.

Chair Stewart pointed out that they have already submitted the warrant article. She felt it would be too late to change it. She also felt that the lighting will be from non-participating funds and not part of the TAP program.

Member Loftus stated that he had read that paragraph and it came to his mind that it should be 80/20%. The \$125,000 should be moved to the non-participated, which should be \$175,000. In terms of the Town, the Town will be putting up \$300,000., whether it is a direct or indirect match. He didn't feel the warrant article needed to be changed.

Selectwoman Bradshaw stated that they could change the federal match to \$640,000; the Town to \$160,000 and take \$140,000 of the funds warranted to them and put that into non-participating. The non-participating funds can be used for lighting or other obligations that are not allowed in the TAP program.

Chair Stewart reported that the Town of Rye's project hit a lot of the criteria for the TAP. The project connective, safe routes to schools, historic, road safety and pedestrian safety. She felt that the Town has a good chance; however, there is just shy of \$30 million in interest and \$5.4 million to allocate. It is a very competitive year.

Selectwoman Bradshaw stated that Administrator Bergeron will be inputting the application on the TAP portal. Administrator Bergeron will have to have it from the Committee before March 15th because of the Town audit at the same time.

Member Mitchell agreed that it will be extremely competitive. He pointed out that this is all the more reason that he wants to go back and rewrite what he has already done. He pointed out that the application needs to "knock their socks off" in a very brief way. He added that he feels that the Town has a really great proposal because it does hit on all the criteria that is being looked at.

There was talk regarding the costs of temporary construction rights-of-way and permanent rights-of-way. It was decided that this question needs to be addressed to Phil Corbett.

Member Mitchell stated that he was planning to talk with Mr. Corbett tomorrow and would follow up with him regarding this discussion as well. He will try to have the rewrite of the draft application back to the members before or by Monday the 8th.

The Committee discussed the idea of amending the warrant at the Deliberative Session. Administrator Bergeron agreed that the amounts and the time line in the warrant article could be amended. She also pointed out that the warrant article, as currently written, does not lapse until the beginning of the construction. They will not have to worry about encumbering anything until after the construction begins and then only if they did not get it done in the time frame allowed.

Member Loftus pointed out that it will be better for the Town as they will be getting an additional \$160,000.

V. Approval of Minutes

1. Meeting, Monday, January 4, 2021.

The following corrections were noted:

- Page 3; 2nd paragraph reads: She agreed with Member Azzi's statement, but emphasized that with all the things that the Select Board wants this committee to focus on for the Town Center, it has to be ~~intergraded~~ with those needs, that exists in Town Hall and some of the other buildings.
- It should read: She agreed with Member Azzi's statement, but emphasized that with all the things that the Select Board wants this committee to focus on for the Town Center, it has to be integrated with those needs, that exists in Town Hall and some of the other buildings.
- Page 3; Election of Officers reads: Chair Stewart stated that she would be happy to continue as ~~Chair~~ of the committee
- It should read: Chair Stewart stated that she would be happy to continue as Chair of the committee

- Page 4; Warrant Article Discussion reads: Selectwoman Bradshaw explained that the committee should send the article to the Town Administrator and she will make ~~show~~ that the budget committee and the Select Board reviews it.
- It should read: Selectwoman Bradshaw explained that the committee should send the article to the Town Administrator and she will make sure that the budget committee and the Select Board reviews it.
- Page 5; 3rd paragraph from the bottom reads: ~~There had gone out original~~ with the sidewalk going to the Town Hall.
- It should read: There had been an original plan original with the sidewalk going to the Town Hall
- Page 5: final Paragraph reads: Chair Stewart added that the other reason the committee ~~schedule~~ down the project to get to \$800,000
- It should read: Chair Stewart added that the other reason the committee scaled down the project to get to \$800,000
- Page 5: Kathy Hodgdon is Cathy Hodson
- Page 6: Member Funi is Member Burdick

Motion by Mae Bradshaw to accept the meeting minutes of Monday, January 4, 2021 as written. Seconded by John Loftus.

Roll Call Vote: John Loftus – Aye; Mae Bradshaw – Aye; Lydia Tilsley – Aye; Kaitlyn Coffey – Aye; John Mitchell – Aye; Victor Azzi – Aye; Karen Stewart – Aye.

Motion passed.

VI. Other Business

Referring to the draft TAP application, Member Loftus stated that he felt that it is about 80% complete. He volunteered to work on pages 9, 10 and 11. Member Mitchell said he would appreciate the help. Member Loftus should send his work to him and he would consolidate everything.

Chair Stewart announced that Karen Oliver is a new member of the Committee.

Next Meeting: Wednesday, April 7, 2021 at 5:30

The Select Board will be hosting a public meeting on Wednesday, March 10th at 7:00. The Conservation Commission and the Library Trustees will be doing presentations.

ADJOURNMENT

Motion by Mae Bradshaw to Adjourn at 6:39 p.m. Seconded by John Loftus.

Roll Call Vote: John Loftus – Aye; Mae Bradshaw – Aye; Lydia Tilsley – Aye; Kaitlyn Coffey – Aye; John Mitchell – Aye; Victor Azzi – Aye; Karen Stewart – Aye.

Motion passed.

Respectfully Submitted, Dyana F, Ledger