

Town of Kennebunkport
Town Hall Building Committee March 21, 2024, Meeting

MINUTES

Selectmen attending: Mike Weston and Marybeth Gilbert.

Staff attending: Laurie Smith, Yanina Nickless, Galen Weibley, and Eric Labelle.

Committee members attending: April Dufoe, David Graham, Kevin McDonnell, Dick Smith, Tim Pattison, John Ware, Deborah Bauman, Judy Phillips, and Allen Evelyn via phone.

Invited experts: Owens McCullough and Mike Hays.

General meeting description:

The meeting addressed three action items from the previous meeting and covered more:

1. The meeting commenced with Kevin McDonnell presenting his Town Hall survey results findings. He and Allan Evelyn looked into the comments and categorized them into different sections. They discovered 4 major reasons for a 'No' vote: it is too expensive; the building is too large; diverse environmental concerns; and low trust from the public. The group discussed the need for transparency and how to engage residents more. Another point of discussion was addressing why we need the new Town Hall.
2. Laurie offered the committee to tour all Town facilities to see their conditions so the group could address the questions of putting some departments into another facility. The group agreed that would be beneficial to some.
3. The meeting continued with Owens and Mike Hays presenting updated plans for the potential Town Hall building. The new proposal is two stores tall with a smaller footprint. Owens showed it near the Village Fire Station if that would be a preferred location. It can also fit in the Village Parcel location.
4. The new design had more open spaces and cubicles, instead of offices. The meeting room was kept the same size, but the rest of the spaces were significantly reduced. The proposed design has a building net total of 10,184 SF and building systems (spaces required by code) net total of 1,020 SF. That gives a grand total of 11,204 SF.
5. Mike Hays talked about each space and his thinking behind a new plan.

Discussion points:

- The committee asked follow-up questions about Mike's new proposal.

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- Mike Weston asked at what point it makes sense to bring in a person to set the price for the project. – The group decided that the question about the location needs to be answered first, because that will determine some of the cost.

Action items:

1. Yanina will set up tours of the town facilities for the Town Hall Building Committee.
2. Owens and Mike will update a concept plan for the Village Parcel and 32 North Street.
3. The committee will discuss bringing the plan to the public for residents' input.
4. The committee will work on the document that shows what options we went through and why they did not work.

Submitted by,
Yanina Nickless,
Director of Support Services