

MINUTES

TOWN OF KURE BEACH

117 Settlers Lane ▪ Kure Beach, NC 28449



Dean Lambeth, Mayor
Chuck Keener, Mayor Pro Tem
Jim Dugan, Commissioner
Bary Nelder, Commissioner
Tim Fuller, Commissioner
Kaysie Pralle, Town Clerk

DRAFT

OCEAN FRONT PARK COMMITTEE

November 1, 2010 at 6:00 PM

Kure Beach Community Center

PURPOSE:

The purpose of this meeting is to discuss the Ocean Front Park and hear comments from the general public.

COMMITTEE MEMBERS PRESENT:

Commissioner Jim Dugan
Alan Votta
Linda Newton
Nancy Brigham
Eric Vann
Jim Smith

STAFF PRESENT:

Town Clerk Nancy Avery
Administrative Asst. Josie Fitzgerald

OTHERS PRESENT:

Architect: David Lisle - Lisle Architect & Design
Ashley Hague, Assistant

CALL TO ORDER AND WELCOME:

Commissioner Dugan called the meeting to order and stated that there would be the regular scheduled Committee meeting from 6:00 o'clock to 8:00 o'clock. At the meeting, the discussion the Committee will be having, may answer some of your questions you probably will have. After the meeting, we will open the meeting to the public and some input, suggestions and questions will be taken. There will be no action taken tonight. The Councilmen who are here, are here as citizens of Kure Beach like the rest of us are. We will take everything, put it into minutes and put out to the website and as many other places as we can and try to get the information from this meeting out as early as possible so that people who weren't here who will be coming to the next Council meeting will be able to keep up with what has been going on and the conversation. At the regular Council meeting there will be a session where this will be discussed and there or may not be action taken at that Council meeting. Are there any questions on the time frame and how we are going to work this?

Public: Will we be able to have input?

Answer: Yes. What won't happen is there won't be any vote by Council. Everything will be taken as suggestions, written down and put out for everyone to see. If there are questions, we will try to answer them.

The committee was introduced by name and committee.

Committee Member: To help with a little background, it was requested from the committee to let you know what our job was. The committee was formed two years ago to gather ideas from the citizens of Kure Beach to decide how the property will be utilized, and to plan how the park will be laid out and what structures will go into the park, such as playground, equipment, picnic tables, a fountain, gazebo or other possibilities. That was the generalized mission statement that the Ocean Front Park Committee was given. Over the period of the last two years, we have met monthly except for half of '09 when we were getting grants lined up. There has been citizen input and at festivals there has been handouts, booths were set up, phone calls were made by members of the Committee to citizens to get input. Our meetings have been open to anybody who wishes to come and some of the meetings have been well attended by citizens and some meetings have been just Committee members.

This is a way for us to gather further information since there seems to be a need based on what a number of people have said about a lack of understanding of where we are and how we got there or who was making decisions. The Council has opened this meeting and the meeting prior to the Council meeting to gather suggestions.

Introduction of Architect David Lisle and his assistant Ashley Hague.

The Committee, at the end of the information gathering period, came up with some general guidelines that were being written into the RFP to go out when we picked the architects and contractors. It was for pavilion uses and structural elements and it was talked about at the Council meetings. The Committee wanted a pavilion that could show movies, concerts, shows, educational presentations, other miscellaneous events requiring a stage, wired for electricity, lighting and sound, an open-air structure with a roof, lockable storage area possible on the second floor, made with green materials, separate restrooms, built with green material that will be viewed by law enforcement like airport restrooms. Garage type doors that could be closed. Other structures open for arts and crafts, vendors, vendor tents, space for bleachers, flag poles, dance floor, wood type benches, porch swings, similar to the Southport River Front Park, Fort Fisher Battle Monument to be moved from Fort Fisher, bike racks, aesthetically placed small trash receptacles, plants, signage, fast growing shade trees to shade the park, water conservation and other green features. That's what was present and passed by Council. A joint meeting between Council and the Committee, we ended up with the location of the building on the southwest corner of the Park. This is what has been voted on. The southwest corner of the park, the angle of the building to the corner, so it is facing out in the direction that we now have. We voted that one story is what we wanted; the restrooms will be separate from main structure. There would be a foot wash on the cross over on the deck on the ocean side, there would not be showers. Southport-

type swings would be placed where available and consistent with good viewing area, and the theme would be nautical, old-time nautical and the Council picked from pictures and styles available to us, and we picked the Maritime Museum at Beaufort as the style of construction.

At this time, is there anything that the Committee has that they would like to add or change, or anything?

Committee Member: I would like to talk about the building design.

Answer: The Committee sent out the same criteria to several companies in the Request For Proposal. All the companies had the same thing. This is what we stated we wanted and when the designs came back to us. Council's criteria were to include nautical, old-time town theme, specific components designed for green design philosophy and eco-friendly materials. The building to be approximately 2,500 square feet used for movies, concerts, shows, educational presentations, and other events to be showcased with a performance stage. The structure should be wired for electricity, lighting and sound, open area of sheltered design, and lots of storage area. For the public restrooms located in an inconspicuous area in the park viewable by law enforcement officers and basically what I said earlier, playground area, miscellaneous structures to include monuments, artifacts of local significant and amenities to be eco-friendly. This was the criteria that all the companies were given and we got 7-8 responses. The Lisle architect was picked and they have come up with the structure that we now have and that is where we are.

Is there anything that the Committee would like to add? (no response)

As far as additional input over and above what the Committee has done, does anyone have anything they would like to talk about? (no response) Is there anyone on the Committee that has not seen the design? Discussion that not all members received all the material.

Architect Dave Lisle: The goal tonight is to present the process and how we revised the building, what the constraints are, how they have grown and changed. We are here to see what you have to say, it will be a signature place, and will be here for 100 years, so be optimistic.

(Showed slides of artist renderings of the plans and narrated) Initially the building was 2,500 square feet and we were given a \$500,000 budget for this building and the restroom facility. We had to meet the current wind and coastal flood requirements in our area. We work with the Council for the master plan for the location of the building including a large meeting space for weddings and gatherings, a restroom area and office and smaller rooms. At the first meeting after that, we enlarged it to 3,500 sq. ft. and the budget stayed the same. We still had to meet the current requirements of the master plan. We added multiple rooms for alternate classes which were broken up into smaller spaces and still tried to keep open area. This was for the granting that was going to pay for the structure. The exterior was revised mainly for structural maintenance over time. At a second meeting, most stayed the same except we modified the front columns, the stage area and the canopy. At the last meeting we changed roof pitch lower since we felt it was too high and didn't have the coastal feel. It was lowered from 14 feet to 12 feet and lowered the pitch about two feet from

10/12 to 8/12. Changed the exterior for maintenance issues. This looked more cleaner and to prevent rot and water intrusion.

Displayed renderings showing today's version with lower roof and the progression of pictures. Rendering may appear sharper than what it truly is. The exterior is cedar shakes that are natural and will grey over time and give a nice feel. This is a metal roof, trim is synthetic white to be painted and can be power washed.

Indicated view from Fort Fisher Rd. Landscaping is not pictured yet. View from the back may be a concern. Inside we have a massive roof and had to be aware of high winds. We had to make sure the building didn't twist in the wind. On the back^{side} all we will have display wall for show movies, weddings, light shows, for art, etc. All details are not shown. Indicated main open area, front entrance, the stage. All areas can be closed down with doors. There are restrooms and office space. The separate restroom areas were indicated on the plan and will be cedar with a metal roof.

Public: What is the width of the stage area?

Answer: This is 24 ft. from here to there.

Architect D. Lisle: This is the restroom area the doors are here, metal roof, cedar and the plan with the doors.

Committee was asked for questions or suggestions.

Committee Member: Discussion about the original plan similar to maritime concept with low profile with front porch. The building was supposed to be mainly a stage to accommodate the Christmas show, concerts, movies. I don't know how we started with the RFP design and what we ended up.

Architect D. Lisle: We used the master plan and the footprint is the same. The only things we modified is the location of bathrooms to gain more area. We turned it and elongated it to gain more space in this area. (indicating on the display) We widened the building and lengthened it. What was received and what was approved, we used what we were given.

Committee Member: It was assumed that the architect would make sure that the stage area was big enough to accommodate—that was the number one thing on everyone's list that we could have some shows.

Architect D. Lisle: This is 24x16 feet. Further discussion about the center post and it was stated that it could be taken out. It depends how you are going to use the stage. Most stages are not much bigger than 24x16.

Public: Where will you watch the concert and where will the band be?

Architect D. Lisle: They will be here (indicating) and the spectators will be on the grass.

Public: What made it jump from 2,500 to 3,500 feet?

Architect D. Lisle: Utilization of space. At the Town Council meeting, it was said that the stage was too small. Town Council Meetings.

Public: Did the Council pick the architect or was it the subcommittee?

Committee Member: There Town Council meetings and the subcommittee to pick the architect was made up of the Mayor, myself (Jim Dugan) and Public Work Director, our engineer and the main function of that Committee was to go through all the companies that submitted information and eliminate down to three that was going to be picked by Council.

Committee Member: Who made the decision to change the design? Originally, it was supposed to be low profile, open air pavilion and it went to 3,500 sq. ft. Was it the subcommittee who chose the architect who made all the decisions?

Committee Member: I don't think so. Further discussion back and forth among the Committee.

Public: When the size went from 2,500 to 3,500 sq. ft. and you said it was for utilization of space, what wasn't big enough?

Architect D. Lisle: The stage and to accommodate 150 people. Since money is coming from grants, there are certain requirements. The design was approved using a process of submitting design and got it approved, using fishing village theme by the subcommittee and architect reacted to what was proposed to them. The size was changed for utilization of space to increase size to make the stage wider and to hold 150 people in the open space. The number of occupancy was discussed and was based on the lack of space available on the island at the aquarium and Fort Fisher Historic Site.

Committee Member: Sometimes there are three or four busloads from school and the only area to meet as a group is the Aquarium Theatre or the Community Center at Carolina Beach which is in use most of the time. It was an attempt to make this available for groups of a large size as one person mentioned you can't take one busload and talk to them while you have two busloads wandering around.

Committee Member: This is the first we have seen the building and the Committee took surveys from the Town who wanted an open-air pavilion with a stage and then we ended up with bus loads of kids in school rooms. If we were going to build a school house, we would build a school house. This is nothing that we wanted.

Public: There is a picture circulating around that looks like firehouse, with closed doors. Architect D. Lisle discussed the usage of the doors.

Public: Why is the stage at a slant?

Architect D. Lisle: The lawn is going to be the area for the audience. Weather conditions were discussed and view from inside the building if it rained. It was noted that it was not the intent to have seating inside the building. Performances on stage will be viewed from outside. All discussions included open-air and observance would be from outside. There will be nothing going on the stage when seating would be inside the building. All our discussions involved open-air and would be observed from outside.

Public: Question regarding air conditioning office and restrooms. If it rains, and 150 people are inside and the doors are down, what will happen? Is it the intent that if you have a classroom environment and close the doors, what happens with emergency of a fire to get out of the building?

Architect D. Lisle: Explained that doors would be down for classes, for emergency, there are exit doors as required to get out of the building.

Public: Why do we have bathrooms inside, originally the restrooms were in a separate building? Why do we need an office? If this is for presenting show, why can't we use the bathrooms across that little space?

Public: If the Aquarium is working with Carolina Beach, why are we concerned about cooperating with the people using the Aquarium?

Committee Member: I either said it wrong, or you heard it wrong. It is not cooperating with the Aquarium, it is like people visiting the Aquarium as far as classroom size. It was to make the area more accessible to people who want to use it. For example, the restrooms were added by the both Committee and the Council in the building to have convenience for example to make bathrooms accessible for Christmas show for kids will have bathroom inside and not have to run outside to the other building. It was the intent to have bathrooms only available for those using the structure. They would not be open to the general public.

Classes were discussed. Originally it was for Parks and Recreation which offers classes. It was not for bus loads of kids. The Committee thought it would be nice to have a quilt making class and have a facility to go to for classes and have bathrooms that would be used for somebody in the classes not the public. Further discussion was using the existing community center and why have classes in the pavilion. The original intent was to have changing rooms when there is a performance going on so the teens didn't have to go outside to the public bathrooms to change. They would only be available to those using the structure. They would not be open to the general public.

Committee Member: We talked about having classes, it was for fishing classes, not school kids coming by the busloads. We talked about the community thought it would be great to have a quilt making class. Wouldn't it be nice to have a facility where they could go and have a class instead of here and I think that is when the bathrooms came up for somebody to use in the building and not the general public.

Public: Why can't they hold classes here (Community Center)? It is not used that often. Why do they need to have classes at the pavilion?

Committee Member: They can and they do.

Committee Member: The original intent was to have changing rooms for pageants, plays, etc. and who wants a teen running across an area and going to a public area to change. None of us thought that was a good idea. So, the idea of the changing rooms was for convenience. Do you want your children or grandchildren running across the way to use the public restroom?
It was for convenience.

Committee Member: In addition, as far as classrooms, one of the grants wants facilities for classrooms so either we give back the grant or whatever the final structure is, it has at least the capacity of classes.

Committee Member: I disagree with that. I can't believe that an organization giving us this grant says that we have to have three classrooms.

Committee Member: I didn't say three.

Committee Member: Well, that is what we have now, because they say we have to have three classrooms before they give us the grant. What it says is that we have to use it as a multi-use, educational facility, which we do. If you just have a stage, we have green product use, underground water for irrigation. We were supposed to have a solar element. There are a lot of educational things in the facility without having garage doors at an astronomical price in this huge building in order to receive this grant. This has expanded into a 3,500 sq. ft. building because someone wants to break it up into three separate classrooms for busloads of kids and I can't believe we are not going to get that grant if we do that. I would like to see it in writing, if they said that we need to have three separate classrooms.

Public: The main idea was to put on shows and to angle the stage does not seem logical when it can be put in dead center. You could fit a lot more people on the grass area. The back area is so big and stage should be bigger. The height was questioned. It was suggested to lower the building and make it more like a pavilion. Why is the building 35 feet high? The view was questioned, noting why not face it looking out at the ocean. Comment was that it looks like a BB&T bank building. That does not look like the Beaufort Museum and you have a big structure. The back of building has no architectural value. It looks like a warehouse. Change the location of building to the other side of the property. The height of this building is ruining the value of two other lots. The building height of 35 feet is ruining the development of those two lots. A big attribute of our town is the pier, why wasn't the view of pier used. The location of the building doesn't make sense, the height is not logical. The stage should be in the center and there should be a gazebo type thing and some kind of columns out front.

Public: The draft needs to be in the middle or it's not going to draft the hot air. It is not in the center of the building. It is not going to draft the hot air out.

Architect D. Lisle: Technically, it will draft. At the highest point, will grab the air and it will pull it out.

Public: Building looks like a Harris Teeter Shopping Center at Long Leaf Mall. What concerns me is the metal roof. When my house was built in 1930-1940 in the old fishing village, nobody had metal roofs. It seems that it should have a shingle product or slate and they overlap so that only eight inches of it shows and it would last much longer than a metal roof and it would be better in appearance.

Architect D. Lisle: The roof has a 50 year warranty.

Public: What is the cost difference between a forty-year Hatteras style and that metal roof?

Architect D. Lisle: It is double the money for metal roof.

Public: So for 10 more years, we are going to pay double.

Architect D. Lisle: The shingles will fall off and fade. It is your call, it is what you want. This is a renewable resource.

It was stated that the architect does what the Council asks him to do. He can answer any structural thing.

Public: Green ideas are great but what happened to those ideas?

Committee Member: They were not thrown out. We went from this Committee to designing the concept and where things went. The Committee still want solar, wind and whatever we can get to make it function as case studies, but we are not at that stage. Further discussion on solar panels and where on the roof they would be, location of remote control water heaters.

Public: What happened with the porch swings?

Committee Member: When we talked about the Southport-type swing, we were talking about free-standing bench-type placed throughout the park that would be comfortable in viewing areas. We are going to have swings and they are going to be associated with the park. There is no porch.

Committee Member: We could put rockers in the front.

Public: The issue of the possibility of Progress Energy funding may be available if facilities for classrooms and closed caption television were available.

Public: Comment that the price is too high. The Park is for residence for this community and not for bus loads of kids. This is supposed to be for us.

Committee Member: When the surveys asked what people wanted the uses for the Park and what uses they didn't want the Park for the focus was on the community and used by everybody and what the community wanted to be able to go there and see and do and have available.

Public: Comment that it is not a user friendly looking building. There are no rockers and it looks cold and sterile and may be functional for classrooms, but not what the community asked for. It looks like a Seven Eleven or a Harris Teeter.

Public: It was suggested that the project spiraled out of control. Too much building and how did it get so big? It is too much building for that little lot.

Public: Comment was made that Progress Energy may fund the project if classrooms and closed t.v. were available. However, it was said that Progress Energy hasn't put our power lines underground, how will we get them to fund this building.

Public: It was noted that it was their idea to fund and not solicited.

Committee Member: Do we give up what we wanted so that Progress Energy gives us some money?

Public: Rocking chairs could be put on the 24 foot porch. Sit and rock and look out at the ocean. We can take classes, the building is very functional. There are a lot of uses for it. We will have water and classrooms available.

Committee Member: The building is too big and too overpowering.

Committee Member: If the majority of the building were a stage area and had two bathrooms and storage, why can't there be classes back there?

Public: Suggestion that a roof with a gazebo look would make it look warmer. It was suggested to take advantage of a view of the ocean; relocate building to other side.

Public: For viewing purposes, why wasn't the stage elevated and not even with the grass?

Architect D. Lisle: It is elevated, about three feet.

Public: Why not put the bathrooms in back, the stage in the middle and have porch in front? We have a blank wall facing the ocean.

Public: Issue of trash cans viewed from the location.

Committee Member: To be fair to the architectural company, the location was picked before the architect came on board.

Public: Can the Town handle the trash cans?

Architect D. Lisle: The building can be flipped but it will be more time and expensive to get permits for DOT storm water, etc. Permits are already in progress for the present location. It would take another year and a half to change the location. We are gathering water on site. It takes months and months to get the comments back from DOT.

Committee Member: Location of things was because of the prevailing winds and possibility of odor.

Public: We are focusing on the stage area when we lost the original intent of focusing on the view of the ocean. The intent was that the building would be used for various different functions. Years ago the intent was to have a view of the ocean; we have lost our original intent.

Committee Member: Committee trying to get large anchor from underwater archaeology and monument at Big Daddy's and put that across the street and various plaques that the Town has that would be placed outdoors.

Public: Expressed concern of fast growing shade trees. They will not survive by the ocean.

Committee Member: Fast growing shade trees came from the Committee, the uneducated.

Public: The issue of cars and parking was addressed. The road will be redirected to allow for parking. No trailers or SUV's.

Committee Member: This will look better than some of the old downtown buildings. We are building something that is aesthetically pleasing.

Architect D. Lisle: The drawings are not done and that is the purpose of this meeting. Although the public stated they felt it seemed to be dragging on, D. Lisle stated that they are working on time and on budget. The grant money was discussed. The architect was given the task in a certain time and within a budget. The architect is budgeting in case the funding is not enough. He felt it was a waste-trying to build for long term durability if not enough funding.

Public: Where did the \$500,000 come from and can it be done for less?

Architect D. Lisle: The 600 or 650 was thrown around. Our goal is that if you have the money, we will see it gets done. We took the lesser of the money and make sure it happens. We wanted long durable material. This is not a cheap wood frame building.

Public: \$500,000 is for building and restrooms-doesn't seem like the public likes the building. From the Committee's standpoint and the Architect's standpoint, where does this leave us? What does the committee think should be done? Where are we going after years? Seems like we drifted away from original plan. Have not heard positive commentary even from the Committee.

Committee Member: All the work the Committee did over mainly the first year was to gather positive information from citizens and visitors what the people wanted. That was the list of what the people wanted.

Committee Member: That is not what we got. It needs to go back to what we wanted originally wanted. Looking at the building from a Planning and Zoning issue. Town is getting ready to go to a form-based zoning the Council has asked us to come up with. In a nutshell it is a way to attract businesses if we get economic development going. Basically you come up with a form of a town, take the John Sawyer study and B-1 study. You take the architecture of a building and when a business or developer comes into town, they have guidelines to go by. We have a theme and architect we want. If Wings comes and want to build in Kure Beach, if we say we want an old time fishing village that's what they have to do. Similar to the McDonalds at Masonboro Commons. That McDonald's doesn't look like any other McDonald building. That's what we have been asked to do as far as P&Z. The Town should take the lead with this building that we are building, the first building in 50 years and it should be what we want the town to look like, what the people want the town to look like. It is an attractive building, but it is not the place for it. I don't think that is what anybody wants our town to look like. It think it should have a cupola on top, a bigger stage, inside storage, not attic storage, area for rockers in front. The stage should be the main part of the building. The stage should be where the educational facility is.

It is not a big piece of property. Calling it a park is stretching it. We want to have the Christmas show, concerts, etc. but the park is going to be a place to sit watch the world go by and the reality it will be a place to have lunch and go back to the beach. If the towns people want to sit and rock and swing and have ice cream, that's what it should be.

Public: how about a veranda look open to the ocean, a porch idea, basically the whole stage.

Committee Member: We have benches, swings, a place to relax. It is not big enough to throw a Frisbee. It is only 200 foot wide postage stamp. To put a giant building that will dwarf every other building is a waste. This Committee never wanted that, the people never wanted that. People will come and have lunch there. If we build that huge building.

Committee Member: Designs had to be put down to get a grant -they were generic drawings. The grant people wanted something on paper. So a concept was done but was not set in stone.

Public: How much is grant how much more will it cost Kure Beach? Will it be a couple of million dollars? Lot of money to bourdon the people with.

Committee Member: Tone down the building and get rid of the tower in the front and save money and make it work within budget. Take out the garage doors and lower the roof and we can save \$100,000. We don't need to spend the whole \$500,000

Public: Do we have grant for \$500,000?

Mayor Lambeth: Grant for \$500,000 is matched. It is a matching grant.

Committee Member: It is a dollar for dollar match.

Public: Building will not cost \$500,000.

Committee Member: The price is over the top and building can be built for less.

Public: Building may not cost that much, we still have a lot of work to be done.

Committee Member: Open building will cost less.

[Further discussion of the grant and matching funds.] There is no minimum for the grant.

Committee Member: If we could change back to the discussion to the building. We have the Finance Department gathering information from the Architect on the construction costs and line item budget and it will be made public as soon as we know it.

Committee Member: Can we get a list of what we don't want or a show of hands and full agreement as to what we want.

Finance Department Member: The Committee has been working on this for almost three years. In March of 2009, according to the notes from the Committee meeting, the purpose of the building was for the Christmas show, band and concerts, movies, meetings and weddings, special events, small food prep area, storage, educational presentations, nothing about classrooms, we can do that on the stage.

Committee Member: It was up to the architect to come up with the size of the stage big enough for shows and concerts and it was only a stage and open air pavilion and nothing more.

Committee Member: Storage for sound equipment should be on level with the building and not attic storage.

Committee Member: Any other questions?

Public: If it is a dollar for dollar match, do we have funds, how will the money be raised?

Committee Member: We don't know, it has not been discussed yet, because we don't have a total yet—Barry, Dean?

Commissioner Nelder: I don't know of any funds that have been put away for matching funds.

Mayor Lambeth: We need to get to the final building design first. The private individuals we are approaching wants to see what they are going to donate. We need to have something

to present. We made several invitations to other industries. Progress is very interested in the education aspect of it if we do some classrooms. Not sure if they will.

Public: Seems like we are putting the cart before the horse. We need to look at what we can afford. If we need to go back to the shed, we go back to the shed and not have to hunt around and dig for another \$100,000 or 500,000. We are going to wrong way.

Mayor Lambeth: How do you go about finding the money, if we don't have a set plan?

Public: You would first figure out how much you could afford and then go out and find out someone to match.

Mayor Lambeth: This has gone to three different Councils and that is why we are here tonight.

Public: Don't know why we are going in this direction.

Committee Member: Sounds like we are winding down. Alan suggested on voting on each separate one. I think every thing that has been talked about a majority has been negative.

Committee Member: Let's go through a list:

Walls be lower to 12 feet

Garage doors go away

Go to open building

Lower pitch on roof

Open maritime look

Cupolas on top with maybe a nautical weathervane

Front open

Stage main part of building, storage, bathrooms okay or not.

Adequate storage

Architecturally pleasing (looks the same from front and back)

Public: Has architect sat down with this Committee or just the subcommittee?

Committee Member: We will gather this information and put it into print form and put it on the website, copies at town hall and get out as quickly as possible to have a chance to review prior to next Council meeting. The next meeting regarding the Park assuming will be of similar format.

Public: Can the financial information be updated?

Committee Member: What ever we have, we will get out.

Next Public Hearing will be on November 16th at 5:00 pm.

Committee Member: Take whatever information you have gotten out of this meeting, talk with others in town. Ultimately what we want is what the majority will be happy with and in general it is something that is a benefit to the community.

Public: Is the Committee going to come back with two or three designs or are we going to stick with this one and modify it?

Committee Member: The footprint has been approved and mainly stick with the design and modifying it.

Thank you all for coming.

Meeting adjourned: 8:30 pm

Jim Dugan, Chairperson

Josie Fitzgerald, Administrative Assistance