

WHOLE COMMITTEE Minutes — 5/27/26

CALL TO ORDER & WELCOME: 6:02pm

Attendance: Cheryl Ball, Carol McGovern, Bob Kohl, Jane Liebler, Gail Philippi, Richard King, Harry Schadei, Elise Brown, Peter Beckford, Barbara Edmond, Andrea Clifford, Joanne Pease, Jim Caldwell

DISTRIBUTION ITEMS

- 5/27/26 Meeting Agenda
- 4/22/26 Minutes — Joanne approved, Barb seconded. Approved
- 5/13/26 Minutes — Approved
- Committee Roster
- Flyer for community info session
- Info session - "Draft questions for the Public Info Session"

CELEBRATION

- Parade - Jane reports in. It was wet. Lots of children got candy. Jane pulled the wagon the whole time!

OLD BUSINESS

- Review of Committee Roster
 - **ACTION: ALL** Let Barbara know if you're in the wrong place and/or there are corrections to be made
- Committee Report - none to report
 - Introductions for Andrea, who is joining the Community Engagement Team
- Community Engagement Team report
 - Andrea will be working on the newsletter
 - Team needs some direction on what to do
- Facilities Team report
 - Keep on keeping on. Nothing new to report.
 - Celebration: Variable Refrigerant Flow (VRF) quote received!
- Fundraising Team report
 - Team has a full draft of Community Action Grant (CAG). Will be ready to submit by next Friday due date.
 - The estimate we got for VRF system is extremely high (\$650,000) but also VERY tentative. We expect it to lessen once we get to the bid process.
 - Efficiency Maine rebate (~\$39,000) counts as matching funds for CDS grant

- We need to hire a mechanical engineer to draw up better plans for estimates.
 - Selectboard will manage the bid processes.
 - Maine Redevelopment Land Bank meeting
 - They have a sprinkler pilot grant program for ~\$100,000, available after July 1
- Multi-Use Team report
 - Waldo CAP came to visit regarding using Walker for potential childcare or Head Start.
 - Doesn't look promising: They're having a hard time filling space now because of declining enrollment, and they currently use in-kind space from schools, so no rental income for Walker.
 - YMCA has same issues re childcare
 - Montessori group through Hannah is still possible
 - Elderly and senior citizen angle has possible funding support from different avenues
 - Team may engage survey for surrounding communities to ask them what they'd come to Walker for
 - Meeting with John McKeith from Belfast Center (100% tenancy) to provide landlord perspective on renting spaces in Walker.
 - Rough estimate of \$1.50–1.75/sq ft. for basic office space with minimal improvements.
 - Classrooms are much larger than most basic office space rentals.
 - Principal's office is very rentable because of view and size.
 - Pete Beckford has the list of minor improvements Keith recommends in his notes.
 - Elise noted that residents of re-entry center need community work—they may be able to help with minor repairs.
 - Questions from Whole Committee
 - What IS our rentable square footage? **A:** It's in the plans on Google Drive.
 - Are we good on asbestos and lead paint? **A:** Yes, it was all remediated when the addition was done.
 - Have we tested for radon? **A: ACTION: Jim** will ask Pete from RSU3

NEW BUSINESS

- Selectboard wants to talk to insurance carrier and fire marshal — we need to know what we can and cannot do.
 - See "Pre-Renovation Use Request" handout
 - FYI: ADA issues don't have to be accommodated for private office space
 - Some asked whether using the kitchen was a pre-renovation use option.
 - No. There's no appliances.

- Gym is rated for 250 occupancy, but cmte believes it is smaller numbers.
ACTION: Elise will doublecheck with Fire Marshal on what occupancy should actually be.
- We can bifurcate the building in the atrium so anyone potentially renting ground floor rooms can't access the gym or second floor rooms.
- Public info session discussion
 - Changes to Flyer draft discussed
 - **ACTIONS: Elise** will edit and **Community Engagement team** will distribute it
 - Reviewed the purpose of the Public Info meeting — to inform public of progress and solicit feedback, with a focus on “what would you come and use?”
 - **ACTION: Barbara** will update the Walker sign to match mtg info
 - Discussion and revision of “Draft questions for Public Info Session” handout — taken from 5/13/26 meeting
 - Whole cmte meets once more before the public session, so will do final approval of Qs then.

NEW BUSINESS

n/a

11th HOUR

- Autumn stepping back on both secretary duties and community engagement team
 - We need secretary — Volunteers? Anyone in town?
 - Turn-taking at meetings will work for now
- Open discussion on naming rooms and building
 - Barbara recommended a naming process and philosophy — four ways to do names. **ACTION: Barbara** will circulate the naming convention info.
 - Whole committee went around the room expressing their initial thoughts on naming in general terms: how to name something; keeping the Walker name on the school; members split on their personal connection to Walker name or not; removing “school” from the name; providing fundraising opportunities through naming rooms, building, or bricks, etc.; suggesting naming discussions are premature; avoiding commercial names on the building; etc.
- Need better estimates for some of the bigger-ticket items
 - Fundraising team will work with Facilities team to get additional quotes.
 - Needs: sprinkler, elevator, and VRF — so we can refine our budget and fundraising goals.
 - Elevator straightforward: **ACTION: Richard and Jim** to get additional estimates (contact Jeremy Hart to get ideas).
 - Sprinkler needs both dry/wet system estimates

- Richard has an appt with Quantum to discuss wet vs. dry insulation of attic.
 - **ACTION: Richard** will sit down with John Frugard, Bob Kohl's neighbor who is a mechanical engineer to get a better handle on the scope of work for a VRF system..
- Jim wired open the louvres in the greenhouse so they're not dangerous and the heat is allowed to escape.
- No Fundraising team meeting on 6/17 (Cheryl is out of town and Bob and Barbara have book club)
- RSU3 has been coming in to clean, etc., and we understand it'll still be ready for turnover by July 1.
 - IT guys came in 5/27/26 to repair stuff, remove cabinet materials, and replace camera equipment. Walker cmte will repurpose whatever is left that we can.
 - If we pay for Internet, we can get it. **ACTION: Jim** will talk to Direct Communication people to get price on wifi.
 - Once it's a community center, people will expect wifi.

AGENDA ITEMS FOR FUTURE MEETINGS

- Signage — Electronic or upgrade the existing manual sign?

MOTION to ADJOURN: 7:28pm