

DRAFT

MINUTES – SPECIAL BUILDING COMMITTEE MEETING TOWN OF BARNET, VERMONT MONDAY, JANUARY 30, 2017

Meeting convened at 7:00 p.m. in the conference room of the Town Clerk's Office.

Committee members present: Chair William Graves, Dylan Ford, Benjamin Heisholt, Dennis McLam, Jeremy Roberts, Stanley Robinson, Laurajean Stewart, and David Warden.

Others present: Kara Denio

1. Consideration of minutes of special meeting held November 3, 2016

Mr. Stewart moved to approve as presented the minutes of the special meeting held November 3, 2016. Seconded by Mr. Warden and approved by voice vote.

2. Discussion of Municipal Planning Grant for feasibility study on McIndoe Falls Academy

a. Receipt of grant. Ms. Ford discussed the grant process as it has developed since the application process was completed. The grant, which funds at a \$23,000 maximum with at least \$7,500 in matching Town funds, is for a study by an architect to draw plans and to provide a cost estimate for the proposed renovation project. The application was approved and the grant funded in December. The Town then executed the appropriate grant agreement documents. On January 10 requests for proposals were sent to the selected architects.

b. Report on January 20, 2017 architect site visit to McIndoe Falls Academy. Ms. Ford reported that a site visit was conducted on January 20, at which five of the invited architects were present. The Committee expects to receive proposals from four of these architects. Mr. Graves indicated that the architects had a positive view of the project, communicating their belief that it could be successful. Some discussion was had at the site visit about the septic system. Academy Trustee Norman Stevenson was not able to locate the system at the meeting, nor has it been located by anyone else since the meeting. Mr. Graves indicated that he had also requested a site visit by Vermont State Assistant Fire Marshal Brad Charron, who did visit the Academy recently. Mr. Charron presented a positive view of the proposed project from the fire safety perspective, suggesting there would no obstacles as long as a full alarm system is installed.

c. Discussion of process of architect selection. The due date for proposals from the architects is January 31. Discussion was had about the review of proposals and selection of an architect.

- The Committee agreed:
 - To review the proposals individually via emails forwarded from Mr. Heisholt.
 - Mr. Graves and Ms. Ford will meet with Alison Low of Northeastern Vermont Development Association to review proposals.
 - The Committee will meet on Wednesday, February 8 at 6:30 p.m. at the Town Clerk's Office to discuss proposals and determine a recommendation for the Selectboard.

3. Discussion of discovery of McIndoe Falls Academy deed and opinion letter from Town Agent Steven Adler

Mr. Graves reported that he had conducted an informal search for the original title deed for the McIndoe Falls Academy property, and that he believes he did locate it. The deed appears to be clear with regard to boundaries; Mr. Graves discussed his preliminary measurements of the lot according to the meets and bounds in the deed. Mr. Heisholt requested and received an opinion on the deed from Town Agent Steven Adler.

- Mr. Warden moved that the Board make a specific finding, pursuant to 1 V.S.A. Section 313 (a)(1)(F), that premature public knowledge of discussion concerning confidential attorney-client communications made for the purpose of providing professional legal services to the body relating to the McIndoe Falls Academy renovation option, would clearly place the Town of Barnet at a substantial disadvantage. Seconded by Mr. McLam and approved by voice vote.
- Mr. Warden moved that the Board enter executive session pursuant to 1 V.S.A. Section 313 (a)(1)(F) to discuss confidential attorney-client communications made for the purpose of providing professional legal services to the body relating to the McIndoe Falls Academy renovation option, as premature public disclosure of which would clearly place the Town of Barnet at a substantial disadvantage. Seconded by Mr. McLam and approved by voice vote. Entered executive session at 7:39 p.m. Those present in executive session: Mr. Graves, Ms. Ford, Mr. Heisholt, Mr. McLam, Mr. Roberts, Mr. Robinson, Ms. Stewart, and Mr. Warden.
- Mr. McLam moved to exit executive session. Seconded by Mr. Warden and approved by voice vote. Exited executive session 7:49 p.m.
- Ms. Ford moved that Mr. Graves and Ms. Ford, on behalf of the Committee, request that the McIndoe Falls Academy Trustees pay the expense of creating free and clear title to the McIndoe Falls Academy building and land. Seconded by Mr. McLam and approved by voice vote.

4. Discussion of 2017 budget

Mr. Graves discussed the Selectboard's response to the Building Committee's proposed Town Hall maintenance budgeting plan, as based on the Committee's decision at their November 3, 2016 meeting. At the Selectboard meeting Ms. Stewart suggested that the Town use the Esden Fund to finance this maintenance. The Selectboard decided not to withdraw from the Esden Fund without direction from the voters. Mr. Roberts, who is Selectboard Chair, clarified the Selectboard's position. He indicated his reticence to take decisive action with regard to the Town Hall without first communicating to the voters the arc of the Building Committee's decision-making process thus far; he suggested that many voters may still assume that the Town Hall will be renovated for use as a municipal office building. Mr. Roberts indicated that the Selectboard would welcome an amendment to the budget to increase funding for Town Hall maintenance, as long as this comes after a discussion and with the voters' consent. Discussion ensued regarding the presentation of information to voters at Town Meeting.

5. Other business

No other business was discussed.

6. Adjournment

Mr. Robinson moved to adjourn. Seconded by Mr. McLam and approved by voice vote. Meeting adjourned at 8:18 p.m.

A true copy.

Attest: _____
Town Clerk