

**MINUTES – BUILDING COMMITTEE MEETING  
TOWN OF BARNET, VERMONT  
THURSDAY, OCTOBER 13, 2016**

**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, Stanley Robinson, Laurajean Stewart, and David Warden.

**Others present:** None

**1. Moment of silence in memory of Cathy McLam**

Mr. Graves asked that the Committee observe a moment of silence in memory of Committee Member Cathy McLam, who died during the time since the Committee's last meeting.

**2. Review of presentations by Lisa Ryan, representing Preservation Trust of Vermont, and Caitlin Corkins, representing Vermont Division of Historic Preservation at October 6, 2016 meeting**

Mr. Graves, Ms. Ford, and Mr. Warden reported on their meeting with the McIndoe Falls Academy Board of Trustees, Ms. Ryan, and Ms. Corkins. The meeting was a warned meeting of the Academy Board, but not of the Building Committee. Discussion regarding the meeting was had as summarized below:

- The Preservation Trust of Vermont seemed interested in involvement in the Town's renovation of the Academy building.
- The Academy Trustees obtained information on how the Academy may involve the Preservation Trust if the Town does not use the Academy building.
- A grant application opportunity is available from the Preservation Trust for a feasibility study to determine if the building would be suitable for the Town's purposes. Projects costing up to \$30,000 are eligible; grant funding would cover 75 percent of the cost; in-kind costs can be included in the grant recipient's share.
- If the Town participates in the feasibility grant, there is no requirement that the Town own the building. The Town can, after completing the grant project, decide not to pursue the renovation of the building without any restrictions or obligations.
- Ms. Ryan and Ms. Corkins indicated that there would be little problem with altering the building to the Town's needs, with regard to historical status and considerations for the building. An addition for an elevator and stairs, etc. could be added to the rear of the building.
- Ms. Ryan and Ms. Corkins encouraged the Town to attempt to own the building if it chooses to pursue the renovation. A majority of the Academy Trustees are in favor of transferring ownership of the building to the Town rather than leasing.
- Ms. Ryan and Ms. Corkins indicated that participating in the feasibility study grant will give the Town a better likelihood of obtaining phase 2 and phase 3 grants.
- Ms. Ryan and Ms. Corkins encouraged the Town, if it pursues the renovation project, to retain the post office in the building if possible, to create a museum of Academy history, and, if possible, a library of some kind as well.

**3. Consideration of budget prepared regarding development and construction/rehabilitation costs, McIndoes Academy building**

The Board reviewed the design elements determined by the Committee, at their last meeting, to be the various rooms and space needed for a municipal building. The Committee discussed Mr. Graves' estimated cost for renovation of the Academy building, as presented at the Committee's August 4, 2016 meeting. This estimate, totaling \$602,715, included a new foundation, vault, elevator, and three

levels of renovated space, but did not include space for a polling place for elections. Mr. Graves is hopeful that with the help of historic preservation grants, etc., the direct cost to Barnet taxpayers may be only half of this total.

**4. Consideration of budget prepared regarding development and construction costs for new space, equal size**

Mr. Graves presented a sketch of a proposed design for new construction, as based on the required spaces identified by the Committee at their last meeting. This design is for 5,400 square feet of floor space on one floor, including a 46-foot by 32-foot space for a polling place for elections. At approximately \$160 per square foot, Mr. Graves estimates that this construction would cost approximately \$864,000. Mr. Graves estimates that there would be development costs (permits, site work, etc.) of approximately \$150,000 in addition to the cost of construction. Mr. Graves is not optimistic about opportunities for grant funding for new construction. Discussion ensued.

The Committee agreed that the Town Garage municipal property is the best-suited site in the Town's current property inventory for use as a site for a new municipal building.

**5. Review expenditures necessary for going forward with planning**

Ms. Stewart moved to request from the Selectboard \$7,500 in funding for a feasibility study for the use of the McIndoe Falls Academy building as a municipal building if a grant is obtained. Seconded by Mr. Warden and approved by voice vote.

Mr. Graves moved to request from the Selectboard up to \$3,000 in funding for a preliminary study of the Town Garage municipal property site using existing engineering sources. Seconded by Mr. Robinson and approved by voice vote.

**6. Other business**

The Committee agreed to hold its next Committee meeting on Thursday, November 3, 2016 at 7:00 p.m. at the Town Clerk's Office.

**7. Adjournment**

Mr. Robinson moved to adjourn. Seconded by Ms. Stewart and approved by voice vote. Meeting adjourned at 8:00 p.m.

*A true copy.*

Attest: \_\_\_\_\_  
*Town Clerk*