

DRAFT

MINUTES – SPECIAL BUILDING COMMITTEE MEETING TOWN OF BARNET, VERMONT MONDAY, NOVEMBER 6, 2017

Meeting convened at 6:30 p.m. in the library of the McIndoe Falls Academy.

Committee members present: Chair William Graves, Benjamin Heisholt, Dennis McLam, Stanley Robinson, Norman Stevenson, and David Warden.

Others present: Alice Frazer, Richard Douglas Gilmour, Gary Thompson, and John Whitehill.

1. Discuss status of McIndoe Falls Academy feasibility study

Discussion was had about the current status of the project, as summarized below.

- Mr. Graves noted that the next stages in the process include hiring an environmental control consultant and a historical review of the property and feasibility study.
 - Mr. Graves indicated that while the time has arrived for an environmental review, the Committee does not anticipate any major environmental concerns to be discovered.
 - Mr. Graves indicated that the environmental review would not be exhaustive and would cost perhaps \$3,000.
 - The Committee agreed by verbal assent to request that Arnold & Scangas move forward with environmental review at this time.
- Mr. Graves noted that the Committee intends to hire a local firm to design the sewage disposal system.
- The Committee discussed payment of project invoices in excess of the grant proceeds.
- Mr. Graves discussed the Committee's request of the Arnold & Scangas to eliminate the four external steps in Plan G. Mr. Graves indicated that an adequate plan was designed to achieve this end.
- The Committee agreed that they would like to have a complete feasibility study to present to the voters at Town Meeting in March 2018.
- The Committee agreed by verbal assent that historical review will be a key component in determining the feasibility of the project.

2. Discuss extending invitation to Board of Listers and Zoning administrator to meeting

The Committee discussed inviting the Board of Listers, Zoning Administrative Officer and others to a meeting to discuss the Committee's findings thus far, as summarized below.

- The Committee agreed that a meeting with an opportunity for discussion may allow key citizens to voice concerns and hear the Committee's response to those concerns.
- The Committee agreed to hold a meeting for this purpose on December 4, 2017 at 6:30 p.m.; the Academy Trustees present were agreeable to hosting the event at the Academy.

3. Report on meeting with area Postmaster Tom Page and letter sent to United States Postal Service supporting the McIndoe Falls Post Office

Mr. Graves reported on his meeting with Mr. Page, as summarized below:

- Mr. Page indicated that the proximity of the handicapped parking spaces to the post office facility in the proposed plans should not be a concern.
- Mr. Page indicated that the United States Postal Service (USPS) is committed to remaining in McIndoe Falls for the foreseeable future.
- Mr. Page indicated that some of the Town's inquiries should be addressed directly to those above him the USPS hierarchy. To this end Ms. Ford drafted and sent a letter on October 18,

2017. This letter stresses the intention of the Building Committee and the Academy Trustees to retain the post office in the future plans for the building, and poses several of the same questions posed to Mr. Page in the meeting, as discussed at the previous Committee meeting.

- Mr. Page indicated that he suspects the USPS will be agreeable to the proposal of making the post office lobby a shared corridor.

4. Review the current architectural plans for McIndoe Falls Academy and consider and recommend changes

The Committee agreed to table discussion of this matter.

5. Report on conditions at Barnet Town Hall, Church Street and determine and recommend a course of action

Mr. Graves reported that the roof of the Town Hall is in poor condition. Repairs were recently made to repair two leaks, but more leaks in the 28-year old roof are expected in the near future. The historical curtains that are housed in the building are vulnerable to damage if there are more leaks. Mr. Graves recommends that the roof be replaced before winter. The cost of replacement is expected to be between \$12,000 and \$13,000. Discussion ensued, as summarized below.

- Reference was made to the Committee's previous discussion regarding this building. In 2016 the Committee recommended that the Selectboard create a budget structure of a several-years period to stabilize the building and prevent further deteriorations. Recommended repairs and maintenance included replacing the roof, exterior paint, and demolition and removal of the cinderblock former fire station structure. The Selectboard did not implement any budget increases in 2017.
- Lengthy discussion was had about the final disposition or use of the Town Hall with reference to the Town's ownership of the property. Some Committee members were open to the possibility of the demolition of the structure; others were open to sale of the property; others preferred to maintain the structure until the Town can find a suitable use for it.
- Mr. Robinson moved to recommend that the Selectboard replace the roof of the Town Hall and bring the matter of the future of the Town Hall before the Barnet voters. Seconded by Mr. McLam and approved by voice vote.

6. Consider examination of all Town owned buildings/properties with determinations and recommendations to follow

The Committee agreed to table discussion of this matter.

7. Read Town Plan for guidance regarding Town buildings and properties

The Committee agreed to table discussion of this matter.

8. Set a meeting date for Town officials to provide information about space needs to the Building Committee

The Committee agreed to table discussion of this matter.

9. Other business

No other business was discussed.

10. Adjournment

The meeting was adjourned at 7:56 p.m.

A true copy.

Attest: _____

Town Clerk