

DRAFT

MINUTES – SPECIAL BUILDING COMMITTEE MEETING TOWN OF BARNET, VERMONT TUESDAY, JANUARY 9, 2018

Meeting convened at 6:30 p.m. in the conference room of the Town Clerk's Office.

Committee members present: Chair William Graves, Dylan Ford, Benjamin Heisholt, Dennis McLam, Norman Stevenson, Laurajean Stewart, and David Warden.

Others present: None.

1. Consideration of approval of prior meetings' minutes

- **August 29, 2017 Special Meeting.** Mr. McLam moved to approve as presented the minutes of the special meeting held August 29, 2017. Seconded by Mr. Warden and approved by voice vote.
- **October 2, 2017 Special Meeting.** Mr. Graves noted that there was not a quorum at this meeting, and that it was therefore not an official meeting, nor does it have official minutes. Mr. Graves indicated that the notes from that meeting, prepared by Clerk Mr. Heisholt, appear be accurate.
- **November 6, 2017 Special Meeting.** Mr. McLam moved to approve as presented the minutes of the special meeting held November 6, 2017. Seconded by Mr. Stevenson and approved by voice vote.
- **December 4, 2017 Special Meeting.** Ms. Ford moved to approve as presented the minutes of the special meeting held December 4, 2017. Seconded by Mr. Warden and approved by voice vote.

2. Consideration of progress on feasibility study on McIndoe Falls Academy, including discussion of scope of future work, and timing of request of summary report

General discussion was had regarding the feasibility study, as summarized below:

- Ms. Ford reported on developments since the last Committee meeting:
 - Ms. Ford had been in contact with Rebecca Arnold of Arnold & Scangas. Ms. Ford communicated that the Committee needs to have information to present to voters at Town Meeting, and that Arnold & Scangas should proceed with Town Meeting as a working deadline.
 - Clay Point Associates has been approved by the Selectboard as the environmental review contractor for the project. They are requesting an on-site meeting this week or next week. At the Committee's request, no lead paint test will be done, because it is assumed that the building contains lead paint.
 - Historical review is still on-going. The current priority is an alternative design to retain the east first-floor windows. Neither Ms. Ford nor Arnold & Scangas are in favor of the designs suggested thus far. Among other problems, the suggested designs would push the addition further east; it is not clear that there is sufficient real estate to the east of the current structure to accommodate this. A federal revenue sharing grant was used to install the basketball/tennis court in that area: it is unknown if this court could be removed or re-purposed.
- Mr. Graves suggested that Committee should be focused on obtaining results on the historical review (including resolution of the issue with the eastern façade), obtaining reports on the review by Clay Point Associates, and obtaining a final summary report by Arnold & Scangas.
- Ms. Ford suggested that there seems to be significant community sentiment that financial cost will be a major factor in determining support for the project.

- Mr. Graves suggested that though the Committee should be sensitive to this aspect of community sentiment, it must also communicate the qualitative difference between a community building (as represented by the McIndoe Falls Academy proposal) and a simple town office (as represented by proposed new construction): this difference is reflected in the financial costs of each. There was lengthy discussion about the effects of this difference, and how the Committee should present cost estimates on the two options with this “apples to oranges” comparison in mind.
- Discussion was had about grant availability for community and historical structures as opposed to new office buildings.
- Mr. Graves suggested that the Committee should request a summary report from Arnold & Scangas by February 10.
- Mr. Warden moved to authorize Ms. Ford to ask for a summary report from Arnold & Scangas, and reports from all specialists by January 31, and discuss with Alison Low the progress of the feasibility study. Seconded by Ms. Stewart and approved by voice vote.

3. Consideration of study of costs and locations for alternate sites for municipal office building

- Mr. Graves suggested that the voters seem to want cost estimate figures the next time the Committee addresses them. He discussed his conversation with Stephen Pitkin of Albany, Vermont, who is an expert in site development costs. Mr. Pitkin suggested a number of firms that provide independent cost estimation services. The cost for these services range from \$1,000 to \$3,500 for a renovation of a structure like the McIndoe Falls Academy.
- There was discussion about a new septic system for the McIndoe Falls Academy, including cost estimates, possible contractors, person load, and the party would be responsible for cost.
- Ms. Ford suggested that the Committee should ask the Selectboard for funding to hire an independent firm to provide cost estimates for the McIndoe Falls Academy renovation option and the new construction option.
- There was lengthy discussion about the December 4, 2017 public hearing, and how the Committee should respond to public input, in terms of both providing information and choosing a course of action.
- Mr. Warden moved to authorize Mr. Graves to request of the Selectboard funds for independent cost estimates on the McIndoe Falls Academy renovation option and the new construction option, if the said required funds are in excess of the funds available within the Municipal Planning Grant’s grant funds and matching Town funds. Seconded by Ms. Stewart and approved by voice vote.

4. Consideration of correspondence from resident Kathleen Monroe, including discussion of whether to respond to this and other correspondence directly or in a public forum, and development of systematic Building Committee consensus in response to public questions

The Committee reviewed an email from Ms. Monroe, which contained a list of questions inspired by the December 4, 2017 public meeting. The Committee agreed that Ms. Monroe’s questions were valid and appropriate. Discussion was had about how to respond to these questions and how to respond to questions in general when they come outside the context of a Committee meeting. The Committee agreed that it prefers to answer questions within the context of a Committee meeting. The Committee agreed that Ms. Monroe’s questions would serve as a good outline for a presentation to the voters at Town Meeting.

5. Other business

- The Committee agreed to hold its next special meeting on Tuesday, February 13, 2018.
- Mr. Warden moved that the Committee draft a Committee Report to be published in the 2017 Town Report. Seconded by Mr. McLam and approved by voice vote.

6. Adjournment

Ms. Ford moved to adjourn. Seconded by Ms. Stewart, and approved by voice vote. Meeting adjourned at 8:30 p.m.

A true copy.

Attest: _____
Town Clerk