

# MINUTES - SPECIAL SELECTBOARD MEETING

## TOWN OF BARNET, VERMONT

MONDAY, AUGUST 29, 2022

Meeting convened at 6:00 p.m. in-person at Barnet Fire & Rescue Station (151 Bimson Drive) and via GoToMeeting telephone/online conference. This meeting was recorded via GoToMeeting.

**Board members participating in-person:** Dylan Ford, Benjamin Gates (presiding co-chair), and Mark Jefferson.

**Other Town officials and employees participating in-person:** Town Clerk Benjamin Heisholt, and Zoning Administrative Officer Shirley Warden.

**Other Town officials and employees participating via GoToMeeting:** None.

**Members of the public participating in-person:** Jay Ancel (Black River Design), Heather Counter, William Graves, Priscilla McCormick-Sampson, Amy Ash Nixon (Caledonian Record), Jeremy Roberts, and Richard Sampson.

**Members of the public participating via GoToMeeting:** Mona Marceau.

### 1. Other business presented by members of the public

#### a. Park-and-Ride grant application

Residents Heather Counter, Priscilla McCormick-Sampson, and Richard Sampson appeared and inquired about the Town's application for a grant to build a park-and-ride facility at the intersection of Church Street and Bimson Drive, as has been discussed in recent meetings. These residents expressed concerns regarding the proposed project and made suggestions. The Board indicated their intention to build a small village parking lot primarily for overflow parking for the renovated Town Hall and secondarily for overflow parking for other village parking needs.

### 2. Consideration of, and take any action on, next steps in Town Hall project; to include:

#### a. Review of proposals from construction management firms

The Board reviewed, evaluated, and compared proposals submitted for construction manager services by E.F. Walls & Associates, Estes & Gallup, LLC, and Trumbull-Nelson Construction Company. Discussion was had between the Board, Jay Ancel of Black River Design, and Board advisors William Graves and Jeremy Roberts as summarized below:

- The differences and advantages of utilizing a construction manager for this project rather than using a design-bid-build model of construction were discussed.
- Mr. Ancel presented a chart of costs, as prepared by Mr. Ancel, comparing the various cost categories of the three proposals and the estimated total costs for each.
- The Board developed a list of follow-up questions for the three construction management firms. The Board agreed that Mr. Ancel will send these questions to the three firms. The list of questions was as follows:
  - i. Could Town representatives participate in the selection of potential sub-contractors?

- ii. For work being done by subcontractors, is a mark-up added to their cost other than the construction management fee?
- iii. There is a possibility that the Town could enlist assistance from a trade program for some scope items such as electrical or cabinetry. Would the construction management firm be open to the inclusion of such work and how might fees apply?
- iv. Would the construction management firm be open to the Town possibly contributing to some aspects of the work such as providing a place for fill material, providing material for fill (if meeting design requirements), or if paving work was being contracted by the Town, to include paving for the project in a Town contract?
- v. Would the construction management firm be open to a portion of the work or a trade such as electrical being done on a design/build basis? (Such work would need to meet State licensure requirements)

**b. Discussion of proposed funding from Preservation Trust of Vermont/Freeman Foundation grant**

The Board discussed with Mr. Ancel this proposed application for funding and Mr. Ancel's discussions with the Preservation Trust/Freeman Foundation regarding potential preservation requirements of the funding, including those related to Town Hall architectural features such as the stage, windows, and tin ceilings.

**c. Request for proposals for fire station removal**

Ms. Ford inquired about a template for a request for proposals for removal of the fire station at the Town Hall property, as had been discussed in a previous meeting.

- The Board agreed to draft a new request for proposals with assistance and review by Mr. Graves and Mr. Ancel.

**3. Other business presented by Selectboard**

**a. Gravel crushing costs**

The Board discussed reports that unexpected increases in drilling/blasting costs have significantly increased costs for the Town's crushing contractor, Chief Crushing & Excavation (CCE). The Board reviewed bids for crushing services for 2021 and 2022. In 2022, CCE was the sole bidder, with price of \$6.67 per cubic yard. Discussion ensued.

**b. Harvey's Lake Beach roof repairs**

Ms. Ford reported that the beach house at Harvey's Lake Beach requires repairs to the roof vent system to stop a water leaking problem. Discussion ensued.

**4. Adjournment**

- Ms. Ford moved to adjourn the meeting. Seconded by Mr. Jefferson and approved by voice vote. Meeting adjourned at 7:37 p.m.

*A true copy. Attest: \_\_\_\_\_ Town Clerk*