

Middletown Springs Building Committee  
Approved Minutes  
June 6, 2012

Public Present: Chris Larson

Members Present: D. Munyak, D. Wright, R. Chesnut-Tangerman, M. Beattie, P. Kenyon, P. McWilliams, and M. McCormack

Call to Order: 7:16 PM

- I. Minutes:
  - A. Approve the minutes: Moved and seconded for approval. All in favor.
- II. Property Acquisition:
  - A. Report on Brownfields meeting. David M. recorded the various meetings held with the regional and state consultants since our last meeting. Ideally, it is best to have all consultants at the same meeting but that was not possible. Trish recommended we remove the tank asap. She feels Ed Bove should be able to pay for it but he said he could not pay for it.
  - B. BRELLA Application: Dave M. said the Select Board agreed to send out the application asap, and acted on all the other action items (see last months minutes). Chris L. brought a signed official letter tonight from the Select Board. So the BRELLA application will be submitted tomorrow. This has to be posted in advance (Free Press) for 2 weeks and around town. Phase I has to be redone and within 180 days of the property purchase. Technically, it is new study but LBG will be able to use much of their first study. We may or may not want to access federal clean up funds as there are so many hoops to jump through, plus, Ed Bove said it would take a year to get the money. There is a lack of clarity in what is covered as well. If the asbestos assessment has not been done it must be done. Yesterday, Dave M. learned that the corrective action plan found in the management profile we received is not usable. We need a new corrective action program for the EPA- they require a state approved plan. Matt Becker thinks the clean up of the soil should not cost more than \$2,000.
  - C. Tank Removal: Carl thought there was funding from the Petroleum Clean Up Fund for tank removal, but it turns out there are funds only if there is a leak. According to Matt Becker we will not find contamination below the tank. We do not have to have the cleanup before we apply for the BRELLA funds. Trish told us of several other agencies that offer funds, some loan and some grants. Should Ed Bove of RRPC be the main contact person? Trish responded that contact could be directly with her as she has access to the funding sources. We need to get estimates on tank removal. Mike Beattie volunteered to look into estimates for the tank removal.

D. Survey Status: Chris reported that the Select Board has a contract to have the property surveyed with Courcelle Surveying of Bomoseen. The neighbor, Joe Tier, has also contracted with another surveyor, Bill Johnson of Ira. The Select Board received preliminary go-ahead to explore a well on the green and also on the cemetery site.

III. Scheduling:

A. Some clean up funds require an action plan.

IV. Building and Site Design:

A. Meeting with Library Board. A discussion followed on the timing for the BC committee to get together with the Library Board. One suggestion was that we should talk with them before the design task force commences with their work. Maureen will ask the Library Board for a time when they can come here to meet with the BC. Hopefully, they can meet with the BC on the 21<sup>st</sup> of this month.

B. Beattie/McManus: Mark and Mike have been working separately on design for some time and now officially offer their services free to the town as architects working as a team. Mike noted that many other engineers and consultants will be necessary in addition to the architectural services. Both McManus and Beattie believe the design must be economical for the town to accept any building. They both urged the BC to kick off a funding campaign.

V. Funding Opportunities:

A. David W. made contact with Vermont Preservation Trust through Ann Cousins and she assured him of a grant of \$500 if the town will match this. Tom Keefe, a preservation architect, will come and make a report that will inform this town and committee on what could and should be done for any building to be in keeping with the green. Tom Keefe said he would be available within 2 weeks of the Select Board's decision. Dave moved and Maureen seconded we ask the Select Board to accept the matching grant proposal from the Vermont Preservation Trust and hire Tom Keefe as historical architect. Dave M. rescinded his motion after the discussion brought forth a request to the historical society. By consensus David M. and David W. will contact the HS regarding the \$500 matching grant from the VT Preservation Trust. Patty McWilliams moved and Robin gave a second that the BC recommends to the Select Board the architectural services of Mark McManus and Mike Beattie. Motion carried. David W. moved that the BC recommend to the Select Board that they accept the grant from the Preservation Trust for the historical preservation study contingent on HS providing the \$500 dollar matching funds. Motion carried.

B. Brownfield funding: Is anyone interested in attending the Brownfields forum. Several members said they were interested.

VI. Community Support:

A. Narrative of actions prior to January 2010-Robin Chesnut-Tangerman. No report.

B Neighbors: status on contact by Carl. No report.

VII. Sub-committee Tasks:

- A. Capital Campaign-Early strategies. Discussion. Patty Kenyon volunteered to head up the campaign and Patty McWilliams will assist her.
  - B. Information meeting-Planning-Graphics, images, facilitator, agenda. Discussion on what would be the best timing and what tasks should be completed before planning the information meeting. Our approach should be “Here is the way we can build this significant town office for as little town money as possible.” We will invite Jonas Rosenthal to speak at our public information meeting. Suggestion made we have the meeting after the preservation architect presents his report. Patty McWilliams volunteered to head up this task force with Robin assisting.
  - C. Design:
  - D. Public Relations: Both Maureen and Patty Kenyon volunteered to assist on this task force.
- VIII. Other Business: General discussion.

Adjourn: 9:38 PM

Respectfully submitted,

Maureen McCormack, Clerk