

Middletown Springs Building Committee
Regular Meeting
At the Historical Society
July 6, 2016

APPROVED MINUTES

Committee Present: Michael Beattie, Fred Bradley, Robin Chesnut-Tangerman - Vice Chairman (arrived 7:20), Lois Dansereau, Kristal Hier, Patty Kenyon, Kimberly Bushnell Mathewson - Clerk, Maureen McCormack, Patty McWilliams, David Munyak – Chairman.

Absent: Tom Hurcomb, David Wright.

Also Present: none.

1. **Call to Order: 7:11**
2. **Approval of Minutes:** F Bradley moved to accept minutes of June 16. P McWilliams seconded, motion carried.
3. **Public Comments:** none.
4. **Subcommittee Reports**
 - a. **Funding subcommittee:** no report.
 - b. **Public Relations:** D Munyak will post next update to FPF once well drilling starts.
5. **Project Scheduling**
6. **Well drilling:** R Chesnut-Tangerman and D Munyak erected temporary pole. Eric Haynes plans to install temporary electrical equipment later this week. He will alert GMP when the pole is ready. D Munyak will follow up with GMP as well, and he will contact Parker Water Wells to tell them site is ready for them to drill the well and run pump for water testing.
7. **Building & Site Design**
 - a. **Efficiency VT grant & workshop planning:** We reviewed the steps to follow under the Efficiency VT grant. First step is to interview and select an engineer to do the energy modeling. Then, we convene a meeting/workshop to which that engineer brings the energy model, a computer program in which variables can be changed and outcomes adjusted, with input from others at the meeting who include an electrical engineer, a mechanical engineer, the architect, a contractor, and possibly a commissioning agent. M Beattie agreed to contact several recommended engineers, next week, to explain this process and assess their availability/interest in being part. He will then work to coordinate a time when several committee members will go to meet with several candidates to interview them. Committee members will self-select based on availability once the meetings are set. It was reiterated that the intention of the committee is to expand the workshop phase to cover not only the energy design of the building but also to use the assembled experts to help correlate the factors of design, function, cost, and durability to maximize the outcome and minimize the cost of the entire project.
 - b. **Waitsfield Town Office visit during Celebrate Solar event:** M McCormick and D Munyak reported to the committee their findings from the event, and directed the committee to the Waitsfield town website for more information, cautioning that there are a number of iterations of their project available to view. Waitsfield is in the process of constructing a two-story, net-zero town office with vault, meeting room, and offices. Interest was expressed about their building choices, design process and funding streams. Items to follow up on include: vault construction with conditioned air (vs. no penetration of vault walls), and 4 vs. 6-hour fire door (state agencies offered conflicting instructions); funding a portion with HUD monies (not FEMA); use of plywood with special tape as air/moist barrier, receipt of grant for big trees to help establish landscaping; use of stained concrete with artistic design for first floor; sq. ft. costs of full

project including net zero seems to be approx. \$250-300. M McCormack has contact information and can facilitate follow up inquiries for more information as needed.

8. Other Business

- a. Library Trustee meeting follow up: K Hier reported that the Library Trustees met and reconfirmed their on-going commitment to expanding the library (physical space & services) and see inclusion of the library in the town building project as the best way to accomplish those goals. The written statement from the library trustees: "The Library board met recently and our commitment to the town building project continues. Having a Library at the corner is our priority and meets our mission to expand space and services. At the same time, we will work to purchase the land next door to the Library independently, should it become available, for parking and outdoor programming."
- b. Flowers at the corner: L Dansereau reported that Morgan Mountain Gardeners donated a number of flats of annuals which she and Winsome Moran planted in the flower bed on the corner. She requested help in keeping them watered. D Munyai offered to help. Committee asked clerk to send a note of thanks to Meredith and Paul Morgan for their unsolicited, generous donation.

9. Next meeting scheduled for Thursday, July 21, 2016. In deference to summer vacations and activities, a doodle poll will be sent to all members to assess availability over the rest of the summer so meetings can be rescheduled if need be, or cancelled, when/if it is clear that a quorum of the committee is not available.

10. Adjourn: Meeting adjourned at 9:03pm.

Respectfully submitted,

Kimberly Bushnell Mathewson, Clerk