

Approved Minutes
Middletown Springs Building Committee
December 5, 2012

Members Present: Patty Kenyon, Patty McWilliams, Michael Beattie, David Wright, David Muniyak, Maureen McCormack and Tom Hurcomb.

Public Present: John and Vicky Arsenault

Call to order: 7:07 PM

I. Minutes:

- A. Minutes from 11/15/12: Patty McW. Moved we approve the 11/15 minutes, and Michael B. gave a second. All in favor.

II. Public Comments: John Arsenault spoke saying he wanted to speak to a septic issue. It has been determined that the store septic tank and leach field are on Joe Teer's property. John asked, if there was any way the store could tie into the new town office septic. A discussion followed identifying various off-site septic situations. The building committee said that any decision on this question would have to come from the selectboard and the BC would refer this matter to them. It was agreed that the town would not want to lose the store. What should be the next steps? Michael B. said he would put this matter before the civil engineer who he would be seeing tomorrow. Michael B. will report back to the Arsenaults as well as the BC and SB.

III. Building and Site Design: Patty McW. talked to the Kim Mathewson, our librarian, about the library/town office relationship. Kim Mathewson described how a) our library is heavily used by kids and b) how this impacts the small space. She wondered if any new municipal building on the corner might include a teen center in part of the building as well as having a community center. A discussion on the pro and cons of this idea followed.

A. Design Program: Mike's goal is to have a building to last for 200 years with zero use energy. Yet, we would like to hear the ideas of the residents on the building design etc before determining any final design. It was agreed that the BC should videotape the information meeting so those who cannot attend would have access to the thoughts expressed at the meeting.

B. Septic/Well location: Michael has a scheduled meeting tomorrow with Frank Parent, the civil engineer. Michael wants to know the feasibility of having the well on the green or the cemetery and the limits on the size of the septic. Were soil tests done when they came out initially? Michael will find out. What are the most practical choices for using our space? As an example, can we put the well off-site to increase the parking or increase the footprint of the building? Michael will obtain estimates from the engineer for the test poring, soil analysis, etc.

C. Schedule Visits to other Town Offices: Maureen told of the scheduled time she had arranged with the town offices. The town office visit for Mendon is at 10 AM and for Pittsfield at noon. Both visits are on Monday, Dec. 10th; and the town office visit for Chittenden is for Thursday, Dec 13 at 10:30 AM.

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IV. Property Acquisition:

A. L1/17 Site Cleanup Follow-up: Ron DeFour has taken the metal. Carl Haynes has taken the trash to the compactor. So we have just the brush to remove. Trees Incorporated has offered to chip the brush. Emmett Francois got in touch with the maker of the big sign and was told the cost when new was \$1500. He also check with Mack Steel and they pay 200 to 300 a ton (*Is this correct?*) Discussion followed on what to charge for the sign and light pole if placed on Craig's List. It was decided to charge \$300 for the big pole and \$250 for the smaller one.

V. Project Scheduling:

VI. Funding Opportunities:

A. Brownfield funding: Dave M. has filed out the application to the Agency of Commerce for the cleanup money. Dave passed the application around for review. He will submit it soon to the SB for their signatures.

B. Building Funding:

1. Budget Planning: Patty K. addressed the select board last week and asked if they had a facilities fund and if they did not, would they establish one at our next town meeting. They need to have a vote for such, and a vote to put money in the fund. Still needing an answer is the question of the additional \$20,000 loan voted in last year. Could it be rolled into a facilities fund? Patty left the SB meeting not feeling confident they would put these questions on the ballot. The BC needs to write a formal request for such and Patty K. suggests we word any petition so as to be clear what it is for. The BC will ask the Treasurer to research whether the old facilities fund still exists and if so if it contains any money. We should suggest a monetary amount for this fund. The BC agreed that without this fund our work as the building committee may well be over.

2. USDA workshop: We learned we have a chance for a loan, but it is unlikely we would be in line for a grant. Grant aid is based on the financial wealth of the town. We are listed as having a monetarily healthier community than some of the area towns around us.

3. Legislative briefing

VII. Community Support:

VIII. Other Business: A discussion centered on a possible time line for having a building program and design ready for the public. It was agreed that prior to any design work the BC must get the engineer's estimates and obtain a facilities fund. It was agreed that having facility funds is mandatory for us to proceed at all. It was agreed the SB needs to past three articles for a vote in March: 1) to establish a facilities fund; 2) to fund it; and 3) to put any money left from the \$20,000 voted for clean up into this fund. Those members present chose a planning work session for the information/celebration meeting to be held in January. This date is Wednesday, Dec 12th at 7 PM, at the town office.

Patty K. got a quote of \$200 from Green Graphics for a banner. The SB asked Dave to contact Barb Carr for an estimate. Dave did and Barb Carr said she could try to do a poster type sign for \$200. What will we say on the sign? Middletown Springs: Revitalizing Our Village Center.

Adjourn: 9:15 PM

Next regular meeting: December 20, 2012

Respectfully Submitted,

Maureen McCormack, Clerk

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