

Approved Minutes  
Middletown Springs Building Committee  
August 1, 2012

Public Present: None

Members Present: D. Munyak, M. McCormack, P. Kenyon, P. McWilliams, D. Wright, T. Hurcomb, and F. Bradley

**Call to order:** 7: 11PM

- I. **Approve minutes from 7/3/12:** A motion was made to approve the July 3<sup>rd</sup> minutes with a second to approve. Motion carried. Meeting on 7/19 was cancelled.
- II. **Property Acquisition:**
  - A. Survey Status: Fred B. contacted George Stannard, a surveyor from Fair Haven in reference to Courcelle's concern about the lack of dimensional records, as many properties are no longer present at the site. Standard recommended Sherri Slack, a real estate paralegal, who is an expert on researching records when properties no longer exist. Fred B. and David M. met with her and explained the situation and the existence of the other surveyors. On the SB meeting of 7/12 David M. suggested to the SB of 3 members that they seek additional surveyor assistance but the SB 2-1 vote on this motion was not a majority, thus, Courcelle will remain in charge of the SB survey and Slack's services will not be used. D. Munyak was told Courcelle has received the survey from Mr. Johnson (that was before Solarfest weekend). Nothing has been received from Courcelle at this date. Fred B. would like to "go on record" that the town should be represented by an independent surveyor or it will likely face future boundary disputes. The town must feel confident the survey is correct. Questions were asked as to whether the SB supports the BC. David M. stated he feels the SB supports the BC but he and others recognize that this support is not evidenced by their attendance at the BC meetings. Fred would like to see if there are rules of ethics that could be incorporated for this BC and asked to see what other organizations have drawn up. As a subcommittee of the SB Dave M. wondered if the BC could set such rules and have them have any teeth. Patty K suggested we attend the SB meeting and ask our questions there. Maureen asked if the SB could rotate but have at least one or two members present at every BC meeting. The SB meets on the second and fourth Thursday at 7PM.
  - B. BRELLA Application: Trish emailed Dave M. saying the BRELLA application has been approved. Fred asked if there is a time phase or a "life". Dave M. says no time line exist with BRELLA.
  - C. Tank Removal: At the last SB meeting the SB asked about liability before the Phase One is completed. Dave has not received an answer to this question from the consultants. Trish said the tank removal should be done

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asp. Dave M. had a conference call with Trish, Ed Bove and Dan Potter, from SRPC, and Dave has sent the transcript of that talk to all the BC members. Potter has funds he can re-grant to us but only when we own the property. Tom H. asked if the money from an EPA grant could be used for removing the soil on site if needed. Dave said EPA is for petroleum cleanup so this money could be used around the pumps. Dan has a list of contractors he or we could use for this purpose. If Dan is does the job then all-the-better for us. Patty M. asked when the property could be purchased and Dave M. said anytime after the surveying is complete.

### III. **Scheduling:**

- A. Survey completion, schedule Phase I, and schedule CAP, schedule closing: The surveying must be done before we can go any further. When do the tanks actually get pulled? ASP is the answer. But if we want someone else to pay for it we must follow their guidelines. We are looking at this other planning commission that has money that can be used for tank pulls. To subgrant to us but we must first own the property.
- B. Building and Site Design: Patty M. talked with Kimberly M. and found that Kimberly was worried about moving away from the present library. The politics in town being what it is Kim is concerned she might lose some patrons of the library if it does not remain where it is. David contacted Art Krueger who does assessments for septics. He gave a couple of dates when he could come. However, it is true that the library can have a pump tank. A price of 300 dollars plus the backhoe would be Krueger's fee. So we are waiting to hear from the LB. Tom suggested we explore other partners for the building where money could be attained.
- C. Library Board Update: See Above.
- D. B. Other library field trips: None. Maureen waiting to do these trips until the surveying is complete.
- E. Historic Study on Town Green: David W. reviewed the information members received from Tom Keefe and added he hoped the ideas of how the building can relate to the green would be embraced. Members responded with how helpful they found Keefe's report. It was agreed that Tom Keefe presents so well he would be good for any public presentation we might have. Putting Tom Keefe's illustrations on Front Porch may lead some folks to think we are further along than we are when they see the drawings so this will not be done.
- F. Design Team: No architects present. Dave M. did prepare a spreadsheet of activities regularly done in the town office and forwarded them to the architects. *Dave M. asked Maureen to arrange for the library consultant information to be sent to M. Beattie.* The BC will invited the Poultney Town Clerk, Patti McCoy, to address the BC. *Patty M. will set this up.*

### IV. **Funding Opportunities:**

- A. Building funding: Tom H. reviewed his idea presented at our last meeting of inviting local politician, **state and federal agencies** so they could learn

of our needs. Tom began by contact our Congressional delegation; he has talked **to** representatives for Leahy, Sanders, and Welch. Tom put together a list of county legislators and agencies. He established a list of contact persons in each agency. The VT Agency of Commerce and Economic Development directed him to the program coordinator of redevelopment. She may come here and look over our situation sometime this month.

*David Munyak's summary will be mailed to all these legislators before they visit with us. Dave M. will work with Tom H. on this.*

- B. Historic Preservation Funding: Tom H. has taken a contact approach on the HPF list. We can also identify the agencies that are applicable and try to figure out what agencies we should approach. *Patty K will cull through the list and then identify the designated agencies.* We will then discuss this at our next meeting.
- C. Capital Campaign: Dave M. reminded us that we put off till after the Solarfest strategies we can pursue in this regard. How do we distinguish this campaign from other funding efforts? One understanding must be that the Capital Campaign secures funding only for the building itself. Other funding is for the site only and/or grant oriented. Patty K. suggested that commencement of the CC should come after we hold our public meeting. At this public meeting we will find out who is interested in seeing this project completed. Funding Opportunities:
  - Brownfield funding (separate from building funds)
  - Grant/agency funding-building and site
  - Capital campaign funding-building and grounds

V. **Community Support:**

- A. Neighbors: David Wright went to see Joe and Coreen Teer, as we had not heard from Carl who was to see him. Joe said Carl had talked with him. Joe said he was having his property surveyed and that this survey was virtually complete. He said Courcelle, the SB contracted surveyor, was talking with Johnson, his contracted surveyor. BC members expressed concern that there is much surveying to be done by Courcelle separate from whatever Johnson does and that are not in anyway the responsibility of Johnson, Joe Teer's surveyor. This reiterates the need for an independent surveyor.
- B. The Front Porch bulletins will be printed in the Magnet in addition to the BC minutes.
- C. Information meeting: We are waiting for further information to plan this meeting.
- D. Public Relations: No discussion.

VI. Other Business: None.

Adjourn: 9:08 PM

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Assigned Tasks are italicized.

Next meeting August 16, 2012

Respectfully submitted,

Maureen McCormack, Clerk