

Building Committee Minutes  
Middletown Springs, VT  
Oct. 3, 2012

Call To Order: 7:08 PM

**Public Present:** None

**Members Present:** David Munyak, Maureen McCormack, David Wright, Patty Kenyon, Tom Hurcomb, Patty McWilliams, Fred Bradley, Michael Beattie, and Robin Chesnut-Tangerman

I. **Minutes:**

A. Minutes from 9/5/12: Robin Chesnut-Tangerman moved to approve with a second from Tom Hurcomb. All in favor with one abstention. 9/20/12 Minutes: Moved with corrections by Patty Kenyon and second by David Munyak. All in favor with 2 abstentions.

II. **Public Comments:** None.

III. **Property Acquisition:**

A. Survey Update: An exchange with Chris Larson revealed that Mark Courcelle filed an amended survey changing the SE boundary of the Parker property moving it west about 10 feet without consulting with the SB. This change now coincides with Joe Teer's survey by Johnson. It is a **loss** to the town on the Parker property but the SB appears to be accepting this **loss** of property with no protest. **Motion** made by Robin and second by Maureen that The BC go on record, and express to the SB that the BC is very concerned about the accuracy and integrity of Mark Courcelle's survey of the Parker property and the process used to obtain it. Specifically, the BC is concerned about the referencing of the pins (that are not yet set); amending the survey without communication with the SB, and the process used to determine the location of the lines. Discussion. Vote: All in favor.

B. Well. Frank Parent, engineer, told the SB that a non-potable well does not trigger an isolation zone.

IV. **Scheduling:**

A. Phase I Study: The study is complete and it was distributed to the BC via Email and SB this past week.

B. Corrective Action Plan (CAP): Dave asked the SB to proceed on getting this complete. As of today Ed Bove is coordinating all the key players in what needs to be in this plan.

V. **Building and Site design:**

A. Town Clerk Roundtable. The Mendon Town Clerk, can come on Thursday Oct. 18. If a town clerk cannot come maybe a SB person could represent them. Maureen will notify BC members when the area town clerks can come and what members should bring refreshments. Patty McW. will contact Patty McCoy, the Poultney Town Clerk.

B. Design Program and Interviews with town officers: Mike will set up the interviews of the various officers who use the town office. The interviews will take place, if possible, at our regular committee meeting on the first Wed. in November.

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

##### **A. Brownfield funding**

1. SWCRPC: The sub-grant has been approved. The money must be spent in the spring and the agreement signed after the property is purchased.
2. ACCD: Kiersten Bourgeois of the ACCD said they have EPA funds available to sub grant out for the primary clean up (\$125,000). She also said that anything in a corrective action plan can be funded. We need to have a 20% match for the Agency of Commerce funding.
3. Seminars: Dave Munyak emailed us the information on Brownfield funding seminars. One is on November 11 in Montpelier with no charge.

##### **B. Building Funding**

1. Grant/Agency funding: Tom Hurcomb interviewed Tom Pruess, chairman of the SB in Wells. Their total cost for the structure was \$600,000, and they built with plan for a 100-year future. Their land was donated. They did lots of in-kind funding. Slate from slate company etc. They have a \$170,000 mortgage with USDA. Perry Waite, a legislator at the time, helped them get a grant for their vault. In Pruess's research on building town offices he found that the biggest mistake in building town offices was an office being built too small. They received considerable donations but not through a 501(3)c. Tom also spoke with Jonas Rosenthal who said they did not set up a 501(3)c on the Stone Bridge Mansion. The Rutland County Parent Child Center in their building did contribute \$25,000 and now pays a monthly rent.  
Patty Kenyon talked to Cathy Reynolds about the Tinnmouth Community Fund. They went through the VT Community Foundation that offers a service as a **fiscal** agent. They take 1 percent for their service. The donation goes to the town but the VT Community Fund manages the money. Patty Kenyon will continue to talk with both the VT Community Fund as well as Cathy Reynolds.  
P. McWilliams will talk more with Ina Smith as she is on the Board of VT Preservation Trust.
2. Capital Campaign: Non-profit status. See above.

##### **C. Community Report**

1. Neighbors: All the neighbors to the green have received the Tom Keefe booklet on historic ideas for a new town office.
2. Informational Meeting
3. Public Relations: It seems the \$5,000 awarded to the MS Energy Committee needs to have a specific usage. This money must be committed by August, 2013. Since we need to compete with others we need to know the requirements to get this award.

##### **D. Other Business: None.**

Adjourn: 8:47 PM Next meeting date: October 18, 2012

Respectfully submitted,  
Maureen McCormack, Clerk

