

Middletown Springs Building Committee  
Middletown Springs Library  
Thursday, August 15, 2019

**Approved Minutes**

**Present:** Michael Beattie, Fred Bradley, Kimberly Bushnell – Clerk, Tom Hurcomb, Patty Kenyon - Chair, Maureen McCormack, David Munyak,

**Absent:** Kristal Hier – Vice Chair, Robin Chesnut-Tangerman, David Wright

1. **Call to Order** - P Kenyon called the meeting to order at 7:08 pm.
2. **Approval of Minutes** – M McCormack moved to accept the Minutes of July 18, 2019 as written. M Beattie seconded, motion carried.
3. **Public Comment** - no public in attendance.
4. **Feasibility Study Update** - The information gathering stage has closed. CPG is compiling their report. We hope to have it before our next meeting. It will be helpful with next steps.
5. **Building & Design**
  - a. **Update on Project Construction Eval sub committee** – D Munyak and T Hurcomb met with Joe Giancola to discuss the various construction oversight models, at a meeting set up by T Hurcomb. Giancola was impressed with look of the building, its fit with surrounding buildings, and said he sees it as draw to bring people to Middletown Springs. His thoughts included:
    - i. Look at community development block grants from the state. Mitigating a brownfield site AND turning it into an active community building is a model project. Not just clean up but to repurpose the use of the site.
    - ii. General Contractor – not recommended. The town loses control and will be less likely to take advantage of offers of inkind or reduced materials and labor. GC is also the most expensive way to build with change orders and still needing someone to be the Clerk of the Work.
    - iii. Look at model in which the town hires a project/construction manager. The town would maintain more control and flexibility to take advantage of inkind and reduced materials and labor.
    - iv. Need architectural construction plans and specs before going out to bid, and before approaching major donors.
  - b. **Renderings** - D Munyak has not heard from Collin. Revised renderings are therefore delayed.
6. **Other Business**
  - a. **Update on Town Vote** – P Kenyon reported that the selectboard is planning a late fall vote. The ballot item will ask the voters to authorize the selectboard to be able to bond (or get a loan) for up to X amount for the various town projects.

There will be a timeframe attached and if a project isn't ready to bond and build within a certain time limit, the matter will need to be revoted. The selectboard is working actively to get the information needed so it can be shared with voters in a timely manner prior to the vote.

**7. Next meeting scheduled:** Wednesday, September 4, 2019.

**8. Adjournment** - F Bradley moved to adjourn the meeting. T Hurcomb seconded. Motion carried. Meeting adjourned at 8:10 pm.

Respectfully submitted,  
Kimberly Bushnell, clerk.