

## **Middletown Springs Selectboard • Approved Minutes Special Facilities Meeting • August 6, 2020**

**BOARD PRESENT:** via Zoom: Heather Grier, Patty Kenyon. At the Town Office: Terry Redfield, Neil Russell

**TOWN OFFICERS PRESENT:** At the Town Office: Bill Reed - Road Foreman

**COMMITTEE MEMBERS PRESENT:** via Zoom: Peter Stevenson, Michael Beattie arrived at 7:15pm At the Town Office: Ron Masleh

**PUBLIC PRESENT:** via Zoom: Aileen Stevenson

**CALL TO ORDER:** T Redfield called the meeting to order at 7:01pm

**WATER TREATMENT AND WASTEWATER TREATMENT OPTIONS:** Straw Opinion Poll

Terry asked to take a poll on what people would prefer for a septic design. Continue to pursue a mound system or move forward with a storage tank system. General results as follows with much discussion.

Peter - At this point would opt for the storage tank, might like to preserve the open space for the mound to accommodate a change in the future.

Terry - Would opt for the storage tank.

Neil - Is okay with storage tank at this point in time. Only hesitation is unknown future costs.

Patty - Is in favor of the storage tank because it allows us to move forward with planning whereas if we wait to try to negotiate with the neighbor for a mound system it could significantly delay progress toward an actual building.

Heather - Is okay with storage tanks given information we've gleaned on operating costs of a storage tank system. Seems more logical.

Bill - Agrees with storage tank system for now but leaving the open space for long-range planning.

Ron - Is in agreement that the storage tank is the way to go - time is of the essence - for pricing on materials and so forth, so delays in being able to move forward on design cost money.

Aileen - Agrees that the pump tank is the best option right now, agrees with keeping the mound area undisturbed.

Michael - Arrived at the end of this discussion but is in agreement that the storage tank option is the way to go because we can move forward.

Design can now move forward based on a storage tank wastewater system.

## **BUILDING PROJECTS DISCUSSION:**

**A. Where we are at:** Peter and Michael have sent new ideas for design. Peter would like us to decide if we would like to have a basement area under the building that could be used for highway or mechanicals.

Straw poll on basement or no basement - results as follows.

Peter is not in favor of a basement

Aileen is not in favor of a basement - informs design which could limit options and flexibility

Michael is not in favor of a basement - would affect the cost prohibitively. Slab on grade is the most economical way to go.

Terry is not in favor of a basement due to design and cost considerations.

Patty is not in favor of a basement

Heather is not in favor of a basement - slab is the way to go.

Ron is not in favor

Bill is not in favor

Neil is not in favor

Design can now move forward based on a building with a slab on grade.

**B. Where we would like to be:** (Design Preferences) - Neil talking about design and pricing it seems we are looking at about \$300/sq ft - he would still like us to shoot for spending only \$600K total price tag. Would like us to continue to try to save at every step.

There was discussion about changing times and being very careful about building a giant building. We need to think about how we will be using the facility. Positions will be changing. Heather talked a bit about offices she likes

working in, Ira and Peru as well as ones she does not like, Sunderland being one. She will bring us a list of offices she finds well suited for her research so that we can look at those to gain ideas.

After much discussion on needs and sizing based on cost, the consensus was that our goal should be a building sized at 2500 square feet or less.

There was also discussion as to how to maximize space efficiencies and use the space to its fullest. To maximize space the idea of a decent sized meeting room surrounded by offices that could be closed off was the goal for a new set of design ideas. This approach would eliminate the big meeting room in favor of space efficiencies. Building would be oriented east to west and the group would prefer a Greek Revival or Colonial design aesthetic.

Security needs to be in consideration at all times a second exit for the clerk is something that has been in consideration in previous designs.

Vault should be no smaller than 18 x 20.

The group asked Michael and Peter & Aileen to try to come up with some potential design ideas to review at the next meeting that take into account the discussions from tonight.

**C. Budgets, Budgets, Budgets:** Numbers above from Neil.

**OTHER LAWFUL BUSINESS:** Bill has quotes for Spruce Knob project to decide on at the next board meeting. Also has insurance information for the new truck that needs to be scanned and emailed to VLCT. Patty will pick up paperwork and scan for insurance as well as quotes to share with board members via email.

**EXECUTIVE SESSION (if any):** Terry moved to enter Executive Session to talk about upcoming election at 9:05pm, Neil 2<sup>nd</sup>. All in favor, motion carried.

Terry moved to exit Executive Session at 9:30pm, Heather 2<sup>nd</sup>. All in favor, motion carried. No action taken.

**ADJOURN:** Motion to adjourn by Terry at 9:31pm, Heather 2<sup>nd</sup>. Meeting adjourned.

Respectfully submitted,

Patty Kenyon, Clerk