Town Hall Building Comm. -- Minutes from 12/28/23 -- 1:00 at Addison Town Clerk's Office

Present were: John Spencer, Levi Barrett, Chris Stackhouse, (the current comm.), as well as Alden Harwood, Ed keagle, Bob Schatz, and Elizabeth Armstrong.

John opened the meeting, and asked for approval of the minutes from the organizational meeting, of 12/13/23. Levi moved they be approved as written, Chris seconded, the vote was three in favor, none absent, no abstentions.

Chris mentioned Levi's idea to have pubic comment at the beginning and end of the meetings. With that John opened the floor. Elizabeth Armstrong voiced her concerns about improper process by the SB, stated she was chosen first by the SB for the committee, and urged the committee to fill out the two empty seats. As Elizabeth was sick with Covid during the last SB meeting, John and Levi reassured her things were in process to fill the seats, that she was nominated, but not appointed, and quoted 24 VSA 4433, to alleviate her concerns around process.

Levi reported he'd spoken with Geoffe Nelson regarding the formation of a 5013C, to receive grants and donations towards the TH. Geoffe is interested. The comm. will seek other appropriate volunteers, noting that many grant deadlines, and the Town Report are coming in late January.

A decision was made to hold future meetings on a regular day. John suggested Thursday at 1:00 PM, which was approved. The meeting to be held at the Clerk's Office again, unless permission to use the a school classroom is granted.

Discussion on the Comm. "Charter" was tabled for future discussion. The same for detailed budget talks, best had with Laz at the table.

John suggested interested volunteers for the two empty seats write an email to the SB.

Chris now feels it wrong to place wide strips of plastic under the eaves and west end, to force rainwater away from the crawlspace/furnace pit. Levi has noticed ground water sinks into the flat soils, the flows easily into the rubble foundation base. From there it gushes through a crack in the short concrete walls at the hatchway. The gaps in the foundation may be best left open to facilitate drying, now that a sump pump is removing bulk water. During the last heavy rain Chris discovered two leaks upstairs. Both in front of the stage, near the ridge. Levi suspects the old privy vents.

As to the infestation of Powder Post Beetles in the crawlspace floor joists: Chris met with the owner (and Tech.) from Miller Pest Control. he also crawled the length of

the space, witnessing scattered signs on 30% of joists. His opinion was the activity was not current, based on the yellow color of the frass. He advised , if possible to wait to have the building jacked up first. He saw no reason to rush. He described the process having three steps. 1. air chuck off all dust and debris. 2. spray the joists with water to enhance the absorption of the borate solution. 3. spray the borate solution.

Chris will ask Cheri to report on any remaining funds in the 23 budget for TH repairs and maintenance. John said he'd also ask Laz to update us on his current billing, as it may need to come from the same place. John mentioned Laz was unable to meet with us until 1st or 2nd week in January. Further more his travels to Rutland are over. we agreed a car pool to Laz would make best use of his time, and our needs.

Chris reported no answers yet from Regional Planning regarding the BRELLA Phase 1 testing of the TH for asbestos. Chris will nag again.

Questions arose regarding the need for us to facilitate a Flow Test for the Tri-Twon water supply. Ed assumed Laz would have his engineer take on that task at the appropriate time. John wants the funds available soon for elevations to be provided for Laz to begin accurate design.

While most of the furniture has been moved to the school, a few old school desks, some good original doors, and several huge stage panels would ideally be relocated as well. Chris will ask Jeff Kaufman (manager) for permission.

Regarding further, targeted demolition, it was suggested a "waiver of liability" form be found for selected volunteers to sign, to alleviate Addison of any liability. Levi thought VLCT would have said form, and offered to pursue it.

Alden expressed optimism that $300 K could be painlessly trimmed from the budget. He did say he couldn't find a Fire Detection System, Ed thought it could be lumped into Electrical ?

Further discussion was had around grants, 5013C, "Friends of Addison", ADA grants, getting a grant for "grant writers" to help us.

Levi wondered about the possibility the Town Road crew might do certain tasks to save money on the project, (using heavy equipment.)

Ed suggested historic TH furniture, like long benches might provide fund raising opportunities. Levi questioned the net gain after repairs. it was agreed we need further thought on fund raising stratagies.

Alden expressed interest in "Construction Management" as a possible way to save dollars.

Elizabeth reiterated her concerns, while praising the existing committee, and offereing to seek good nominees. Ed also offered to keep trying to contact a young woman architect in town, who's not responding yet. Ed feels committed to teh Facilities Committee, until it's mission is more complete.

The next meeting will be Thursday, Jan. 4th, at 1:00. Likely at the Clerk's Office unless the school or Fire Stationis available.

Chris motioned we adjourn, Levi voiced a second, the vote was unanimous.

Chris Stackhouse - Clerk