4/1/24 and 4/2/24 – Minutes from Addison Town Hall Building Committee – at ACC

Present: John Spencer, Levi Barrett, Chris Stackhouse, and Michael Hollis.

John opened the meeting at 10:09, the 3/26/24 minutes were approved, 3 yes, 0 no, 2 absent.

We discussed the missing approved names on the letter of support for the Welch "Directed Spending". More calls need to be made to complete the process.

Around noon, a staff person will start the Phase 1, ESA Brownfields process on the Town Hall.

Wednesday at 9:00 am Kyle Austin will also come to the TH for sample collection by Clay Point. He will be testing for asbestos, lead, PCB, and other contaminants. We hope his results will allow near term selected demolition to start at the TH.

Michael Hollis has been sick over the weekend but starting to feel better today. He will work to complete the draft application sections for the committee's review, as he is able.

At 10:27 a motion to recess the meeting until Tuesday 4/2, at 1:00pm, in the Town Office was made by John, second by Levi, then approved, 3 yes, 0 no, 2 absent.

4/2/24 - at Town Office

Present: John Spencer, Levi Barrett, Chris Stackhouse, Bob Schatz and Michael Hollis.

At 1:05 John re-convened the THBC.

Michael described the status of the three-part application he'd sent to us. He also had a laptop opened to the application and did spontaneous editing as we discussed each section.

The first part was letters of support, "easy". The second part was the long description of the project, made simpler thanks to Jenneifer Barrett's past descriptive work for grants. The third part was the narrative, plans, and photos.

Regarding the final budget description, Michael was directed to add $350K for ADA parking, ramp, sidewalk, and parking lot, as well as sitework. John called Laz, requesting he add an "Alternate A", with the same description and amount to his budget page.

Michael asked for direction on the amount for "committed funds" , John said the Bond amount plus the Bruhn Grant, $2,143,019.00

Bob will forward a previous letter of support from the ACRPC, which stated the project fit the goals of the Regional Plan.

Once Michael has completed his editing, he will send it to the committee again for a final read, then send it off by Wednesday.

Next we discussed Chris' report on the 106 Zoom meeting with Laz, Jenna Lapachinski, Elizabeth Peebles, and Teresa Prober (NPS in Washington). Chris explained Jenna had done a great job representing our committee's preferred floor plan, with the vault on the north side. However, It was

paramount in Teresa's mind, that the school windows be preserved. So, plan "B" was her recommendation for us to submit. Jenna and Elizabeth hoped the noise issue could be mitigated with interior and exterior storms, plus perhaps sound deadening curtains.

Jenna also said we would try to restore at least five of the best windows to be placed on the front façade. Teresa liked that idea, and hoped any others could be used on the north side near the front. She next directed us to replace windows "in kind", requesting shop drawings or a mockup. Chris understood that to mean single glazed windows, and storms.

It will also be likely the small transom windows over the school windows will need to be replaced too.

The Bruhn Grant funded stone veneer was discussed. Jenna said she was OK deleting the stone veneer. Laz mentioned the budget shortage. Elizabeth hated to NOT see real stone, but was flexible, and Chris mentioned the grad could come up a bit to shed roof water. Teresa wanted to know what teg ant money would be spent on instead. Jenna said foundation and other heavy work. Stucco was suggested as an alternative, but Laz advised "not at grade". Laz said a "burlap rub" could disguise the plain concrete look. Jenna hoped it could be darkened, not "white concrete". Teresa accepted the "no stone veneer" plan.

Siding replacement was OK, thus preserving the interior wainscoting, and then insulate from the exterior.

The committee was split on how to proceed. Some felt the overall string attached process was no longer worth the gain. That the increased maintenance, and operating costs, even up-front extra costs may outweigh the hoped-for gains. Others worried we'd lose too much potential grant funding over time.

Bob thought perhaps there would be special grants for the storm windows or curtains.

John suggested Chris follow up with Laz regarding the windows issue, as all agreed single glazed, (custom) windows was a "bridge too far". John also felt we should push Laz and ourselves towards a fall jacking/foundation goal, in order to SPEND the Bruhn grant and ARPA funds before their expiration.

We also didn't hear a closure to the zoom meeting, stating next steps and timelines. Levi wondered if even Plan "B" is a definite in Teresa's mind.

Chris remembered the $200,000. ADA grant had been reduced by Jenna at an earlier meeting. He wondered what other grants would actually be in the end. Bob thought the lowering of the ADA grant was due to the Addison "above average income level".

We all wished we could zoom or meet with Laz to get more clarity on our questions. Chris was directed to ask Laz.

A motion to adjourn was made by John, second by Levi, approved, 4 yes, 0 no, 1 absent.

Chris Stackhouse - clerk