1/17/25 - Addison Town Hall Building Comm. Minutes

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

John opened the meeting at 6:30 pm. John asked for approval of the minutes from 1/8/2025. Levi requested some changes and additions. First, 3rd paragraph, “John raised the zoning challenges”. Next, Levi explained there would be septic challenges if the TH were sold. Last, 2nd paragraph, Levi told Jenna he had already asked the VCRD for grant funding but was told they were out of funds and staffing for at least a year, maybe two. With those revisions to the minutes, Levi moved they be approved, second by Michael, 5 yes, 0 no.

John asked Chris to explain the alternative designs for the TH, outlined in the study proposal from Laz Scangus, architect. Chris explained Plan A is the design voted for and rescinded. Plan B would also have town offices on the first floor, full addition and exterior work, but no unnecessary work in the basement, nor any on the second floor. The fire stairs would not be built, and a Lula would get folks to the first floor only. The wall common to the entry would be insulated, and the elevator shaft only heated halfway. Plan C is similar, but the addition would have no fire stairs, instead an exterior fire escape with door would serve the second floor for emergency escape. Plan D is the plan Chris has drawn floor plans and elevations for. It also has town offices on the first floor, the basement would only have the vault base, and a mechanical room, the rest would be crawl space. The second floor would have its own access through the front door, for a rental use. The addition would be much smaller, to accommodate an entry foyer, chair lift, and steps to the first floor. This plan was designed to compete with the double wide concept the selectboard was investigating.

John explained the cost of Laz’s proposal was $11,800. It would provide adequate drawings of each design to enable his estimator to give us accurate estimates.

John discussed he and Levi attended the recent SB budget meeting. They recommended the SB continue to add $75,000. to the Town Hall Reserve Fund. John told the SB he would ask the THBC to vote on that recommendation. Levi moved and Michael gave a second. The motion passed 5 yes, 0 no. John found out today they voted to add $50,000. instead. The committee agreed it made sense to get those estimates though the Laz study, to know the best options for the Town going forward. Michael felt this study would lessen the amount of work needed for the USDA study.

John asked the SB for the answers the SB gave to Fred Kenny for scope development on the USDA study. They were discussed and decided upon at the budget meeting, recorded, and part of the public record.

Assuming the Town approves the budget, the TH Reserve Fund will be around $177,000. Levi hoped the USDA study of the three town buildings would be granted and move forward.

John asked what steps were needed to prepare for a presentation of the Laz study. Chris offered to first ask Fed Kenny for any feedback regarding whether the study would fit in the USDA study. John moved to approve, second by Levi, 5 yes, 0 no.

Looking at the list of Stabilization Tasks, John thought the estimate for $10K seemed low. Chris explained that was for temporary aluminum storm windows only. They would allow disposal or repair to the existing sash. They would also protect the thick windowsills, and jambs. They could potentially be kept for permanent use, protecting the potentially wooded window units approved by the NPS. They would save energy. Michael had a conversation with a Panton official who explained they had deviated from the strict specifications of one element of renovation to their Town Hall. They later found they were not fined or penalized for that change.

Levi expressed his hope that Addison would receive the USDA grant, and that it would include the much-needed architectural study of the ACC, to determine the cost of installing the town offices in the building. If we don't get the grant, he hoped the SB would see fit to find the funds elsewhere.

Chris offered to contact Andrew L'Roe on the status of the TH Phase II study of contaminants. Michael said he would renew his work on a 501c3, able to receive donations for any town project, and able take earmarked donations. He hopes to be joined soon by others, like Geoffe Nelson, Ed Keagle, and Vince Paradis. It was noted the SB and 501c3 would have to clearly define their roles and responsibilities as they collaborate to revive the TH and its use.

John asked for a volunteer to write the 2025 town report for our committee. Chris nominated Levi. Levi accepted , with the committee's gratitude.

The next meeting was set for Tuesday, January 28th at 6:30pm, at the ACC.

At 7:42 John moved to adjourn the meeting, second by Levi, 5-yes, 0 -no.

Chris Stackhouse - Clerk