April 30, 2026 - Addison Town Hall Building Comm. Minutes

Present: John Spencer, Chris Stackhouse, Bob Schatz, Peter Briggs. Michael Hollis was absent. Ed Keagle and Roger Waterman arrived later.

John opened the meeting at 6:35. Two items were added to the agenda. Approval of the minutes from the previous meeting was postponed to the next meeting.

John reported on the 4/28 virtual meeting with Adam Lougee and Andrew L'Roe from ACRPC, as well as Dave Alwine from Stantec. They indicated that even though John had not heard from the DEC regarding a request for delay, there was no rush on the soil removal at the Town Hall. As long as the Town is making efforts to find a use and appropriate foundation, the soil removal and even scraping the paint could wait a year or two. This will require regular updates on the Town's progress with preservation of the TH. RPC will make efforts to enroll the TH in the Brownfields program, to make it eligible for grant funding, but they were not optimistic.

John also reported the fuel contamination issue southwest from the TH would move forward with further testing and likely mitigation. John will first confirm if the Town has insurance or not. If not, there would be State Clean-up funds available.

Regarding Roger Waterman's desire to scrape and paint the TH before July 4th, using volunteers, Chris offered Roger a binder with step-by-step instructions for safe lead paint removal. He also said it could be possible to hire a certified professional to oversee the volunteers. The consensus was to wait on that process.

Earlier today Ed had received an email from our one bidder on the TH RFPs. Zechariah Brewton had completed most of the bid but lacked the roofing portion from his subcontractor. He requested another week, and John granted him two weeks.

John did, however, read some of the description and costs for various phases that are complete. He will send the attachments to the THBC. Once the bid is completed, John will schedule a meeting where Zechariah will present it in detail.

Chris reminded the committee that it had been decided that the THBC secretary would submit a quarterly financial report to the SB and public. It was to start at Town Meeting, so the first report is due for the June SB meeting.

With business completed, Peter Briggs moved to adjourn, seconded by Ed, 6 yes, 0 no.

Chris Stackhouse, secretary