

Town Hall Committee Meeting/ January 12, 2017 at the Panton Town Hall

Minutes/Draft for Review

PRESENT: Deb Hartenstein; Howard Hall, John Viskup, Katie Werthmann, Norman LeBoeuf

The meeting began with the review and adoption of the 11-11-16 Meeting Notes.

Items discussed included the status of the proposed GMP work and assistance related to Town Hall renovations and energy efficiency. The final work and products to be provided and associated costs are yet to be determined and thus it was concluded that we have to move ahead with all appropriate improvements with the consideration that this piece of the work will be determined in the future and incorporated into the budget and scope of work as appropriate with the cost or donated items to be finalized. Proposed costs provided by GMP will be compared with other contractor/vendor prices to ensure the most cost effective approach will be utilized for these improvements.

The financing for the overall Town Hall improvements were discussed and the desire to proceed with an article to vote on at Town Meeting for the improvements project (to include all necessary and desired improvements) with the cost being covered by the annual payments from the new GMP Solar Project. The current estimated payments are between \$31-32K per year.

The committee voted unanimously (excepting Howard Hall who had left the meeting) to instruct Norman LeBoeuf to move forward with the work outlined in his proposal to the town and as approved by the Select Board on 12-2-2017. Norman then walked the committee members through his proposal, and considered that some numbers will change depending upon the results of the GMP estimate and proposed work.

The committee then discussed the status of the cupola project, with David R to provide supplementary notes. David stated that he had researched the fiberglass facsimile option as previously suggested. David had contacted the Vermont Community Foundation and asked for their guidance. A facsimile – something similar to the cupola but not the actual design would not be acceptable for the Cerf Grant according to the VCF representative and he was instructed to contact Paul Bruhn who advises the Foundation on the Cerf Grant. David had contacted the Superior Fiberglass Company and they provided an estimate for constructing a replica at \$46,280. Plus \$14,750. for freight. (email to DR on 1-11, 2017 from Carolyn Nance) This price does not include installation. (Note that Paul Bruhn did not consider a Fiberglass replica to be appropriate or acceptable, even if it were a close match).

The committee then discussed a third alternative which all agreed represented a reasonable approach that would address concerns about roof structure and long term maintenance.

Norman LeBoeuf will develop a new approach to reconstruct the existing cupola using interior light steel framing and various durable architectural materials, as appropriate and necessary that will replicate the current materials present on the cupola. This will result in a lighter structure that may not need any or extensive structural stabilization for the roof. It was decided to pursue this approach that should allow for the use of the grant money.

The next steps as agreed upon were to meet to develop wording for the article and to research the timing. DR was to provide notes regarding his conversation with Paul Bruhn (most of which have been added where appropriate to these draft minutes. Note that one other outstanding item to note was that Mr. Bruhn said the town could request from his organization a small grant \$500 with \$250 to be matched by the town to consider the future of the carriage barn. Note that the Committee members had, at a previous meeting, instructed DR to research this item.)

It was also agreed that KW and DR would look at the procedures and wording for the Town Meeting Article and that DR would attend the next Select Board Meeting to request approval to use Cerf grant monies to begin the engineering for the alternative cupola structure as outlined in these minutes.

Meeting Adjourned at 6:30 PM.

Respectfully submitted;

David Raphael
Chair

Proposed Town Meeting Article/ Discussion and Draft for Review

The Proposed Article for Town Meeting will need an introduction to outline the budget and specific items that the voters will approve funding for. We also anticipate discussing what has been done to date including the septic system work and repair; fire safety improvements (exit signs), the award of the \$25,000 grant and any other repairs or projects that have been accomplished to date such as the new parking lot and energy charging station.

In presenting the article for approval we would outline the specific work to be undertaken and these items include:

- 1) Energy efficiency upgrades to include new heating/cooling systems, work on the building envelope, new windows and doors;
- 2) ADA accessibility improvements and related work to replace the existing ramp and stairs;
- 3) Upgrade restrooms as appropriate to ADA standards and any associated plumbing and redesign work;
- 4) Restoring/rebuilding and re-mounting the cupola;
- 5) Code related electrical work and interior or exterior finishes; and
- 6) A kitchen facility.

Proposed Article:

Shall the voters of the Town of Panton authorize the The Panton Select Board to borrow the necessary funds required to complete the Town Hall Renovation and Restoration Project, estimated at - , to be repaid by the annual income to the town from the revenues generated by the Green Mountain Power Solar Project?

Another item for approval:

Approve \$6500. From Cerf Grant for Design, Engineering and Final Cost Estimate for Cupola Work.

Final item: Allocate 15K GMP monies towards Town Hall Improvements