

Minutes of the Municipal Building Committee & Historical Commission Joint Meeting

March 6, 2017 at 4:00pm, Town Offices

Present were Building Committee members Virginia Allis, Adelia Bardwell, Anita Husted, Dan Kennedy, Judy Markland, Fred Orloski, Ed Sklepowicz and John Wroblewski; and Historical Commission members Susan Baron, Judy Markland and Donna Wiley.

The minutes of the February 8 meeting were approved.

The group discussed the comments from the Fire Chief on the proposed Town Hall project (attached). It was noted that there is no benefit from doing the work now since there is still a great deal of uncertainty when the two water systems will be merged, adding the sprinklers is an easy retrofit, and there might be code changes before the sprinklers could be activated requiring additional expenditures.

The proposed agenda that Fred submitted for the April 3 information meeting was discussed. Donna commented that the overall program is too long and the time allotments should be shortened. There is some concern that townspeople won't understand the CPA borrowing proposal. Judy stated that Alan Sanderson will explain it and that it's covered in the CPC handouts. Another issue is a belief among some in the community that the auditorium is unlikely to be used and that money should not be spent to provide accessibility to it. Susan will talk to CISA and the Ag Commission to see if more farm-related activities can be included in her summary of Community Needs.

Judy reported that Brian Domina submitted the Green Communities energy grant application for \$168,000 of grant funding and utility energy credits. The hot water heaters couldn't be included because of inadequate payback. Hesnor's energy modeling showed a 2/3 reduction in energy costs with the rehabbed building compared to the existing one, with expenses at an assumed 40 hours/week usage dropping from \$15,500 to \$5500, or less than the Town is paying now.

The topic of parking at Town Hall was discussed. Fred noted that the 2001 Greenberg Associates plan indicated that the town might buy land from the abutter to the North and wondered if this is a possibility. Donna indicated that this is doubtful, since Melissa Caldwell has invested a great deal of time and effort on her garden in the rear and is unlikely to want to have a parking lot encroaching on it.

John queried what the status of the various parking proposals is currently. Judy commented that the February 8 minutes show that Jones Whitsett had agreed to send John's proposals to SVE Associates for their analysis. John shared a new plan showing spaces at 8'6" wide that permits 6 more spaces to be created. This width is about the same as the spaces at the new veterinary center on Sandy Lane. The committees approved recommending this narrower width.

Fred reviewed suggested changes to the plans. One was to add catch basins. Judy noted that the Complete Streets program might pay for them, since it would improve safety. It was agreed that portable bike racks should be included, but that screens are not necessary. John has several changes in the plan specifications, including missing sections on plumbing, electricity and fire protection. He will produce a summary of his comments.

The price for the project was discussed. The Scoop article stated that it would cost \$1.37 million, up from the \$1.2 million cost estimate that the group had been using because of the addition of \$50,000 for project management fees and a new septic system. Judy questioned the inclusion of the septic system, since keeping the old one has been billed as one of our main cost-cutting achievements. It was agreed to use \$1.3 million to reflect the management fees.

Fred requested that talks and handout materials for the 4/3 session be distributed by March 27 if at all possible.

The next meeting is scheduled for April 4 at 6pm at Town offices.

Respectfully submitted

Judy Markland

Document discussed and on file:

Town Hall Update and Financial Planning Meeting, Draft, March 5, 2017

Attachment 1

From: JSHannum@comcast.net

To: fredma50@comcast.net

Date: March 3, 2017 at 5:10 AM

Subject: Town Hall Plans

Fred

I met with Wayne and Brian yesterday to look at the plans for the Town Hall Fire Protection System. The plans look good for access, detection and exit lighting. Again I recommend the installation of a sprinkler system that would protect the historical town hall in our community. I thank you for allowing the Fire Department to add input.

Chief John Hannum
Whately Fire Dept

Attachment 2

