

## **Minutes of the Special Town Board Meeting on August 25, 2014**

The meeting was called to order by Councilperson Paquette at 7:00 p.m.

The Assembly was led in the Pledge of Allegiance.

Members present on a roll call were:

Councilperson Page  
Councilperson Paquette  
Councilperson Viens  
Councilperson McCormick

Excused: Supervisor Connell

Others Present:

Julie Schreiber, Deputy Town Clerk  
George Hainer, Zoning & Codes Officer  
Andrea Murray, Vermont Integrated Architecture  
Ashar Nelson, Vermont Integrated Architecture  
Alan Hipps, Building Renovation Committee  
John McWilliam, Shirley Bullard, Jim Bullard, James Herrmann, Gladys Siarkowski, Phil Siarkowski, Sheera Broderick, Tom Broderick, Meredith Johnston, Tom Mann, Carolyn Mann, Cynthia Schira, Jim Rule, Shami McCormick, Marilyn Trienens, Bill Johnston, Allison Kohler, Caroline Thompson, Gordon Decker

### **Presentation of Town Hall Renovations by Andrea Murray and Ashar Nelson of VT Integrated Architecture**

After an introduction by Alan Hipps, Andrea Murray began the presentation with a brief history of the building, including its purchase by the town in 1971. VIA began working on possible plans in Summer/Fall of 2012 after a building review. Design alternatives were discussed in Winter/Spring of 2013.

#### **Improvement Needs**

Current building needs include energy efficient upgrades, better insulation, accessibility to and within the building, a fire suppression system, improvements to the roof to increase load-bearing capacity, fixing cracks in foundation, and removing moisture from the basement. Historical restorations would include all windows and the barn doors at the back of the building. The cost estimate is between 1.2 and 1.4 million dollars.

#### **Cost Effective Renovations**

In an effort to save money, the “bare minimum” would be restored. This includes the following: Repairs to the foundation, alterations to the egresses at the front and back that

would provide adequate fire exits and give access to the handicapped by removing the ramp and installing a lift, proper insulation and weather proofing, restoration of windows and original entry, rewiring of electrical and installation of a conduit that would allow for future solar energy use, energy recovery ventilation, repainting of the exterior, and installation of a standing seam metal roof.

### **Funding**

The town applied for a grant from the New York State Historic Preservation Office in June and will hear a decision by November. This grant has a maximum allowance of \$500,000 and requires a matching component of an additional 25%. If the grant is received, the cost for the town would be approximately \$170,000. This could be paid for through bonds.

### **Discussion/Public Comment**

Marilyn Trienens was impressed by the designs and the energy saving renovations. Shami McCormick asked how the new floor plan would allow visitors to have access to offices if meetings were in place. It would be difficult to hold meetings during office hours due to their new locations, however there would be space in the lower level where meeting could occur. She also inquired as to how the offices would function during construction. The project budget includes funding to rent a location for temporary office space.

Councilperson Paquette was concerned about the boiler and the stability of the building if the original ceiling is restored (support wires would be removed). According to the engineer, the current boiler is more than adequate for the proposed changes and the new interior walls should accommodate the ceiling change.

Councilperson Page pointed out that these renovation plans are the cheapest option as there are no grants available for new construction and that it's important to keep the building on Main Street.

### **RESOLUTION #190**

### **ADJOURNMENT**

On a motion by Councilperson Page with a unanimous second, the meeting was adjourned at 8:12 p.m.

Minutes respectfully submitted,

Julie Schreiber, Deputy Town Clerk