

## Minutes – Building Committee Meeting - Thursday, August 29, 2019

The meeting was called to order at 7:05pm.

The July minutes were unanimously approved.

Present: Melanie, Theresa Schwegel, Ian, Stephen, Heather, Peter S, Jere, John, Ian Smiley, Chris, Leah, Will, Deb, John Kelliher

### Revised Project Schedule and Budget Template - Chris:

Reviewed schedule: In regards to the August schedule, ideally there would already be agreement on programs (town hall, library, community space), but this will be decided upon after getting more input from residents.

Reviewed Schematic Budget- **Very important** to understand that the \$275/square foot is not based on any design. It is simply a footprint with site work. It's a best guess at this point.

### Well Discussion:

John Kelliher, a Monkton resident and hydrogeologist. He recommended we drill a well or look at wells in the area to find out if we can have a public well depending on the number of users. Need to figure out the demand of the building (probably 5 per gallons) and that we're not impacting anyone in a certain radius. Pump Test would need to be done. Transient non community (TNC) well is his guess as to the type of well which will determine the parameters of the radius and how stringent the requirements are. This project will probably need 2 gallons a minute and that should be easy to find. Need to site the well, get it surveyed in on a map, but first talk with neighbors and get their approval to be on their property. John is checking with the state re: classification of the well.

Drilling and pump test - \$13,000 – Chris will change in the budget and add in well testing and well permitting.

John will donate his time, but other workers and equipment will be a cost.

Action items for John from Steve:

- 1) find out about church well (it has a well tag that Steve can send to John)
- 2) figure out what our permitting requirements are going to be

Septic plan has a well sited, but it may not be appropriate, so can John tell us yes or no on this. John said as long as it meets the setback requirements, it's OK.

### Library Presentation:

Theresa Schwegel, library trustee, presented the limitations of the library. The library envisions having a larger space with a raised circulation desk, more seating for patrons, moveable shelves that would allow for a larger presentation area, more space for storage and books, shared bathroom, kitchenette and lobby.

Change the library vision from simply book storage to a place to gather. Various programs bring people into the library and bring people together. Having a space for everyone to meet is what the library is all about.

Value of library – If you go to the library this is the money you're saving on services (hand out). More open hours could increase the value. Programming creates value.

How to afford the library programming – a variety of grants i.e. VHC – focused on being ADA compliant, VOF Paul Post Fund, RISE VT, Awesome writers and binders, VT Folklife Center, Five Towns, Children's Literacy Foundation – requires space for capacity before they'll give you money.

Chris – There's a need to present to the community "What is a library?" as this has been missing from previous processes.

### **A new community building for building community.**

#### Chris and Leah – Presentation Overview for 9/23 meeting:

Chris and Leah will present for 20 minutes.

Agenda shared with audience. Introduce committee members.

They will ask specific questions of the audience and will encourage residents to write questions and comments on note cards.

Show site plan and images from what did not pass.

Statement of need.

What's different now vs earlier and how the process is different with an architect vs design build.

Recent feedback.

Site in the context of the village. How do you interact with the building?

(Information on status of a well if we know more.)

Historical.

Potential project scope (programmatic pieces and translate to sf and tax impact (how much per \$100,000), give a range for the budget, explain what makes a municipal building unique.

Timeline and next steps. Invitation to visit town hall and library.

Committee collects note cards. Then move to small groups to talk with committee members.

Chris and Leah will send out a pdf of their presentation around 9/20 to the committee.

### **NEXT Committee meeting – Monday, September 23 @ 7 pm at the school.**

Respectfully submitted,

Melanie Cote