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# Town of Shaftsbury

## Municipal Offices at Cole Hall

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### Meeting Minutes

#### Community Center Development Committee

**Date of Meeting:** August 8, 2024

**Members Present:** Martha Cornwell (chair), Marie Watson, Naomi Miller, Zoe Contros Kearl, Marlene Hall, Joan Dornhoefer, Sarah Costin, Paula Iken

#### 1. Reorganization

The meeting came to order at 4 p.m. Ms. Cornwell altered the order of items 1 and 2. Returning to the reorganization discussion, Ms. Cornwell said it now appears that the Select Board and Ms. Cornwell might best begin work on the grants and withdraw the Select Board presence somewhat from the work of the committee. Naomi Miller, from the Select Board, will attend as liaison in a non-voting capacity. Ms. Iken has agreed to co-chair the reorganized committee. Ms. Contros Kearl volunteered to be the co-chair. Ms. Hall moved to so reorganize the committee. Ms. Watson seconded the motion, which passed unanimously.

Town staff with offices in the Cole Hall basement spoke regarding future plans for Cole Hall and their hopes that certain issues in the basement might be addressed. Gina Jenks, assessor's clerk, said the carpet downstairs is always damp. It smells awful. She and the Marlene hall, the town clerk, get headaches, and her nose runs constantly. The air conditioners and air purifier are noisy. Ms. Hall said they empty the dehumidifier twice daily. Ms. Hall said it seems to be worse since the renovation took place a few years ago.

Ms. Hall said an electrical outlet in Ms. Jenks' office once started a fire. When it was pulled out, it was rusty, indicating water leaks inside the walls.

Routinely, Bats and mice are found.

Ms. Miller said the Select Board discussed hiring an engineer to investigate the basement, and to look into small grants for historic buildings. Ms. Cornwell noted that Cole Hall is the Town's property in perpetuity. Ms. Cornwell said that when the ARPA funds were "defederalized," about \$100,000 was held back. \$48,000 is to go toward taking down the two buildings on the Cole Hall campus. Ms. Iken suggested moving Ms. Hall and Ms. Jenks upstairs and holding the Select Board meetings elsewhere. Ms. Hall suggested using the south entrance to access the upstairs. Ms. Hall asked to postpone any move until after the September 10 election. The group discussed how the upstairs space might be configured.

Ms. Iken will send an email to MSK re doing an assessment of problems in the basement. Ms. Contros Kearl suggested her mother, an architect specializing in historic preservation, might have a look at Cole Hall. She's already looked at the windows.

#### 2. Updates from the Selectboard on ARPA Money

Ms. Cornwell reminded the committee that the Select Board found a way to avoid having to spend all ARPA funds by the end of 2024. That \$500K ± is now sitting in the general fund. The citizens will vote in

March 2025 on whether to place that money in a fund where it can be used as seed money for the community center and the Cole Hall renovation. She said the old barn and the house on the Cole Hall campus will be demolished shortly. Still unknown is whether a new community wastewater system can be installed on the Cole Hall "campus." The committee guiding those discussions should have more information by October.

Ms. Miller expanded on Ms. Cornwell's comments. She said the Select Board still wishes to have a rough draft of what the ARPA funds will be spent on to share with the voters in March 2025. We can begin to figure out what should happen in each of the two new buildings, e.g. which staff people should go into which structures and what should be provided for those people, both immediately and for the long term. Ms. Miller said the Cole Hall basement is plagued with problems that need to be addressed and might be addressed by moving staff into new quarters. The Select Board has charged the CCDC with making recommendations no later than January.

### 3. Schedule next two meetings

The next meetings will be held at 5 p.m. on Thursday August 15, August 22, and August 29 at Cole Hall. Meetings may be moved to the school, or the fire house.

### 4. Action items

- Talk with Ed Shewell about remodeling
- Reach out to MSK re assessment of basement
- Check in with school re scheduling meetings there

### 5. Adjournment

The meeting adjourned at 4:57 p.m.