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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: Aug 22, 2024 5 PM, Cole Hall and remotely via Zoom

Members Present: Sarah Costin, Zoe Contros Kearn (vice chair and presiding officer), Joan Dornhoefer, Marlene Hall. Also present was select board chair Naomi Miller and Town Administrator Paula Iken. Marie Watson joined via Zoom shortly after the meeting started.

1) Call to order

The meeting came to order at 5:01 p.m.

2) Conflict of interest

No one reported a conflict of interest with any item on the agenda.

3) Approval of minutes August 15, 2024

The board discussed how to outfit the school to be used for an emergency shelter. Items needed include solar panels, showers, cooling and heating facilities.

The committee made changes to the hard copies of the minutes Ms. Iken shared. The changes are incorporated in the minutes posted on the Town's website. Ms. Dornhoeffer moved to approve the minutes as amended. Ms. Watson seconded the motion, which passed 4-2-0.

4) Announcements

Ms. Iken said she received an email about historic building grants. A second grant program applies to town halls. It is due October.

5) Public comments

There were none.

6) Modular buildings

Ms. Iken said she hadn't had a lot of time to research such buildings. One can customize a modular building. The industry is computerized now. A contractor must be hired to oversee the work. The committee needs to think about heating systems, water heaters, other systems. Ms. Contros Kearn said, upon research, she thinks modulares have pros and cons. They could save up to 20%, but she guesses there will be few licensed builders experienced with such structures in a rural area like ours. She also wondered about siphoning funds from local contractors who stick-build. Ms. Hall said she could ask her partner to visit a meeting. He formerly worked for HosCot Builders, modular specialist. Ms. Watson said the community would be pleased with the speed at which a modular could go up, as it means less cost. Erecting a modular barn was

suggested. Walls, insulation, perhaps radiant heat, and more would have to be installed. Inviting modular firms to respond to the committee's requirements was discussed. Ms. Miller said she found a couple of companies that do municipal structures. It was agreed to devote the next meeting to exploring what the committee is looking for in modular structures. Ms. Hall will call the Town Clerk at a town which recently installed a modular Town Hall. Maybe we could start by deciding how many rooms are needed for town business, and what about a vault? Perhaps the delinquent tax collector should be provided a space. Should the new structure be two stories or one? The group will research ideas and Ms. Iken will share all.

7) Public input re Cole Hall

What should that look like? Ms. Hall said we might, first, learn what it will take to make the Town Hall a viable space, then send that to the public for input. A citizen asked about the school's being the town's community center. Ms. Hall pointed out that it is harder to schedule such uses there now since the Town no longer owns it. The citizen said relying more on the school would reduce the square footage you'd need to build. The committee members noted some of the many ways in which Cole Hall is not ADA compliant.

8) Updates

Ms. Iken learned that MSK and Goldstone may have different skills regarding uses of and repairs to Cole Hall. Ms. Miller cautioned against incurring costs by bringing in either firm.

Ms. Iken said Ed Shewell inspected the windows. He will come up with a plan to address their leakiness.

9) Action items

- Learn Historic status
- Meet with Andrew of MSK
- Ms. Miller will send Goldstone's emails to Ms. Iken.
- Send research items re modular companies to Ms. Iken.
- For next meeting's agenda, explore list of companies that build modulars and review some of their products.
- Figure out exactly what we want in both buildings.
- Wait a week or so before inviting Ms. Hall's partner Bud Krawzyck in to talk about his HosCot experiences.

10) Adjournment

Ms. Hall moved to adjourn at 5:58 p.m. Ms. Costin seconded the motion, which passed unanimously.