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Town of Shaftsbury

Municipal Offices at Cole Hall

Meeting Minutes

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Community Center Development Committee

Date of Meeting: September 19, 2024 at Cole Hall and remotely via Zoom

Members Present: Paula Iken (presiding), Marlene Hall, Marie Watson, Zoe Contros Kearn

1. Call to Order

The meeting came to order at 5 p.m.

2. Conflict of Interest Statement

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

3. Approval of Minutes from 9/12/24

Tabled.

4. Announcements

There were none.

5. Public Comments

There were none.

6. Discussion of Presentation from KBS homes on modular building

Ms. Watson said the presenter had some good information about the process of preparing for the construction of a modular building. The preparation will involve a lot of back and forth, but once complete the rest should move quickly.

Ms. Contros Kearn said, having learned that the cost per square foot will come to \$400 (about the price of a stick built building), she wondered why not just go with a local builder and a local general contractor (GC) from the beginning.

Ms. Iken said she likes the quality control imposed on modular construction. Ms. Hall and Ms. Control Kearn said they would be comfortable with modular and with KBS, as long as the right GC and builder were also hired. Ms. Contros Kearn said most of the negative reviews she read of KBS were really about their builder or GC. Ms. Watson said this learning process will help committee members talk with the public and reassure them that they are getting a quality product.

The group briefly discussed the sewer feasibility study. The final report will be presented in October. Grants will be needed to build the new wastewater system.

The committee discussed how easy it could be for KBS to computer-design the community center. The Town could forego the vinyl siding and install wood siding on our own.

All committee members thought Ms. Whitman would be easy to work with.

Ms. Iken said she spoke with a representative from the post and beam company, who let her know that their company was not the right one for Shaftsbury. The committee agreed to ask other modular builders to present. Ms. Contros Kearn said we all want to know who is going to build the center, who will be the subcontractors. Ms. Iken said the near-term goal is to present a conceptual plan of what the former ARPA funds are to be spent on for a vote at town meeting 2025.

Ms. Contros Kearn said the KBS salesperson suggested a basement under the community center, if only for mechanicals.

Ms. Contros Kearn suggested we bring in a contractor to talk about the process of building a stick built structure. And, to invite Chris Ponessi in to comment on the various options the committee is considering.

7. Discussion of Cole Hall

The Town is waiting for an estimate from a water management company for renovations to the basement. Ms. Iken said she thinks there is about \$50-\$60K left in former ARPA money which was set aside for immediate needs. She said were trailers to be rented for former basement-located staff, they would cost about \$600/month.

Ms. Hall noted that during tax and water bill time, many older people have trouble getting up the stairs. These and other services needed by the public should be located on a ground floor.

The outside staircase was brought up.

The committee suggested meeting with the Select Board to learn what the Board wants the committee to express in its request to the citizens at March 2025 town meeting.

Ms. Hall suggested a public presentation on the committee's plans in December 2024. Or dual public meetings with the sewer feasibility committee and the CCDC committee.

It was suggested that staff in Cole Hall should recommend what size office they will need in future.

8. Review of action

- Ms. Iken will invite builders, contractors, and Mr. Ponessi.
- Ms. Iken will speak with the Select Board chair about the content of the March warning.

9. Adjournment

Ms. Hall moved to adjourn at 6:05. Ms. Iken seconded the motion, which passed unanimously.