

Selectboard Site Visit & Special Meeting Minutes

Tuesday, September 24, 2019 at 6pm at the Calais Town Hall

Present: Denise Wheeler (Chair), John Brabant (Vice Chair), Rose Pelchuck (Member), Clif Emmons (Member), Jerome Lipani (ORCA), Katie Lane-Karnas (Recording Secretary), Donna Fitch, John McCullough, David Schütz, Andy Felice

Absent: Sharon Winn Fannon (Member)

1. Call to Order: Denise Wheeler called the meeting to order at 6:00 pm. The meeting began with a tour of the renovation, led by Town Hall Renovation Committee (THRC) members Donna Fitch, John McCullough, and David Schütz. The downstairs floor showed the path of radiant heat tubing; it is a structural slab with spruce flooring being ultimately installed above the radiant heat. Installation of doors and the kitchen will follow that. Kitchen shelving and side pieces will even utilize wood from the original pews. The group visited the storage area for the historical society (includes fireproof cabinets) and the elevator lift area. The kitchen and serving area as well as the second floor and the raised stage are ADA compliant, allowing wheelchair access.
2. Public Comment: None.
3. Review, Additions/Changes to Agenda: None.
4. Update from Town Hall Renovation Committee: The group appreciated the tour and the unbelievable, new space, noting the pieces that could be saved such as original hand rails. Donna Fitch identified the septic as the next big expense; the THRC will meet with septic engineer Aaron Fuller tomorrow to stake out the field. Because the Town is a municipality, they are permitted to use a “dosing” system which allows a smaller disposal field, but a huge tank is required. The Road Commissioner, Septic Engineer, and John McCullough will review and submit an order for the custom-made tank. The group looked at a chart comparing estimates for septic, and agreed to award the contract to the Town (as discussed at Town Meeting, the Town Hall renovation utilizes Town resources as much as possible).
5. Review budget(s): The group reviewed the up-to-date budget. They will be completing documentation for ADA grant reimbursement; have received a private donations of \$20,000 and another of \$5,000 paid out over five years; and are anticipating additional grants. The expenses to date are currently approximately \$482,000, and income is approximately \$478,000. \$36,000 is anticipated to still be coming in and estimated expenses for completion of the project are projected at \$38,000. The project may be over a very small amount on what is a half-million dollar project, and the group agreed that the Town has done a really good job.

The group discussed how the project is proceeding following the untimely death of Ernie Parrish, the owner of the renovation company, Green Line Builders. John McCullough has performed a significant amount of work in all capacities on the project to keep it moving

steadily forward during this transition, and Town carpenter/maintenance person Andy Felice attended to discuss how he might support the project. The Chair directed Andy Felice to bill the Town for any work for Town Hall renovation beyond his monthly tasks.

John McCullough identified his remaining tasks as being the front stairs, flooring, and hanging doors; Green Line is slated to finish clapboards, put in downstairs baseboards, install and trim the front door, and encase a number of windows. The Board appreciated efforts Andy Felice can make in working with John McCullough on these outstanding projects (John McCullough is estimating another five weeks or so). The group considered how the gas line can't be safely buried in the ground until septic work and large machines are offsite. The group planned to inquire about Homeland Security grant funding from FEMA (in anticipation of this Town building being utilized for emergency sheltering).

There is no committee meeting this week. The \$20,000 Historic Preservation grant is too high an amount to be pursued for the Town Hall's renovation qualifying needs. The Chair will communicate with the North Calais Memorial Hall Association so they are aware and may themselves take action on that grant. An exterior second coat of paint will be needed in a year, and this cost will be asked of the voters at Town Meeting; the shutters will be left off the building until after painting is complete. The group expressed their appreciation and admiration for the efforts of John McCullough.

6. Adjournment: Rose Pelchuck made a motion to adjourn at 6:57 pm. The motion was seconded, voted on and carried 4-0.

Date: 9/25/2019 Respectfully Submitted, Katie Lane-Karnas, Recording Secretary
Approved by the Selectboard at the 10/14/2019 meeting

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