

Town of Starksboro
Jerusalem Community Center Committee
Minutes
September 28, 2020
(Unapproved)

Present: Susan Klaiber, Greg Orvis, Luke McCarthy, Megan Nedzinski,
Unable to Attend: Jeff Dunham, Tom Estey, Alan Quittner

The meeting was called to order by Chair Susan Klaiber at 6:10 p.m.

S. Klaiber read the official open meeting law announcement (see below) and took roll call.

Visitors Business: No visitors present.

Review and Discussion: General discussion about whether the Committee should wait for a new Zoning Administrator to be installed or if the Committee should go to the DRB with the revised site layout for informal review. The Committee agreed that before either can happen a document needs to be created outlining the SB/DRB concerns and how each were addressed and/or why they are in non-conformance. GVV has been through this process multiple times before and is hopefully willing to draft something.

Discussions turned to items that are potentially non-conforming (such as the sloped roof) and how to best articulate why those decisions were made. (Cost, distracting architectural features, etc.) It was also mentioned that another large concern was the overall cost of the project. The GVV design was a bare-minimum new-construction of the Fire Station and a structural improvement of the Schoolhouse. There is not much to cut from the overall budget, however the Committee discussed the possibility of separating the two projects and presenting each individually. Unfortunately, with the Fire Station relying so heavily on the Schoolhouse's existing infrastructure it is difficult to break apart the project costs; or stagger their construction. Ultimately it was discussed that the Committee should go to the SB and ask what their idea of an "acceptable" budget is and try to work around that. The Committee re-read the letter sent by the SB regarding the current status of the project. SB states the Zoning issues need to be resolved and there is currently no Town money to put toward the project. It was discussed whether planning a budget is even feasible right now. If it will be some time before the town is ready to commit money to the project, and construction costs rise 5% a year, any working budget will be entirely different by that point.

The Committee then discussed that while the town may be able to delay a new Fire Station, it certainly cannot delay making repairs to the town-owned Schoolhouse. The Committee reviewed the estimates for roofing and structural work to have an idea how much the town needs to plan for. It was also discussed whether the roof can be replaced without the structural work, or if it should all be done at the same time. Since this is a town-owned building it was discussed that the Select Board should probably be more involved with imminent maintenance and repair needs.

S. Klaiber agreed to start drafting a letter to address the concerns of the Select Board and share it with the Committee.

The Committee briefly discussed coming up with a cost estimate to move the Fire Department to a new location entirely. While we have cost figures for the overall structure, we would need to hire an estimator to calculate the cost of items currently on the Schoolhouse property. i.e. bathrooms, well, septic system, other infrastructure.

Review and Approval of Minutes:

Minutes from the August 31st meeting were reviewed and discussed.

Motion: S. Klaiber made a motion to approve the minutes of the August 31st meeting. M. Nedzinski seconded.

Vote: All in favor

Motion: M. Nedzinski made a motion to adjourn. L. McCarthy Seconded.

Vote: All in favor

Meeting adjourned at 7:52.

The next meeting of the JCCC will be held on October 26th at 6pm **ON ZOOM**

Open Meeting Law Introduction read by the Chair at beginning of meeting:

“As Chair of the Jerusalem Community Center Committee, I find that, due to the State of Emergency declared by Governor Scott as a result of the COVID-19 pandemic and pursuant to Addendum 6 to Executive Order 01-20 and Act 92, this public body is authorized to meet electronically.

In accordance with Act 92, there is no physical location to observe and listen contemporaneously to this meeting. However, in accordance with the temporary amendments to the Open Meeting Law, I confirm that we are: a) Providing public access to the meeting by telephone and video conference call, with additional access offered through telephone. We are using Zoom for this remote meeting. All members of the Committee have the ability to communicate contemporaneously during this meeting through this platform and the public has access to contemporaneously listen and, if desired, participate in this meeting by electronically raising a hand or speaking up during the call and being recognized by the Chair; b) Providing public notice of instructions for accessing the meeting. We previously gave notice to the public of the necessary information for accessing this meeting, including how to access the meeting using telephone means in our posted meeting agenda. Instructions have also been provided on the town website at: www.starksborovt.org; c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access. If anybody has a problem, please contact Susan Klaiber at 453-5537; and d) Continuing the meeting if necessary. In the event the public is unable to access this meeting, it will be continued to a time and place certain.

Please note that all votes taken during this meeting that are not unanimous will be done by roll call vote, in accordance with the law. Let’s start the meeting by taking a roll call attendance of all members participating in the meeting.”