

## MEETING MINUTES

Town Hall Building

Committee June 13, 2022,

5:30 pm

Town Hall Conference Room and  
Zoom

Members In Attendance: Alita Wilson, Chair; David Green; Fred Hunt; Rich Kozlowski; Thomas McCaughey; Phillip Neuberg  
Excused: F. Charles Degener, III  
Public Participants: Ms. Charlotte Hollingsworth  
Ms. Suzie Stolz

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### A. Citizen Comments

1. Ms. Charlotte Hollingsworth spoke first.
  - a) She does not want to see this committee recommending investments in the building if the present structure is not secure. She had received such an impression from the public presentations made by the former, now disbanded, Town Hall Rejuvenation Committee (TRHC). She also expressed her dislike for partial, patch solutions that can be costly.
  - b) Ms. Wilson and Mr. Kozlowski agreed and indicated that this committee's first step will be to solicit further professional advice and recommendations concerning the structural integrity, specifically for the rear of the building where the theater Fly Tower is located.
  - c) Mr. McCaughey explained that it is not clear that there is any continued settlement of the rear fly tower. He continued, the [STS Structural Engineers Report](#) (available on-line), commissioned by the former THRC made a clear recommendation to monitor the observed 3" (three inch) measured at the top of the 1899 structure and the 1929 addition (the rear fly tower) for a three to five year period. Such observations began in 2020 and thus far no movement has been detected. With three years worth of observations and another structural engineer's evaluation of the site specific conditions, this Committee should be in a reasonable position to make recommendations to the Select Board for any needed improvements affecting the safe and secure continued use of the historic structure.
  - d) Ms. Stolz expressed her thanks to the committee for allaying her fears which had arisen due to erroneous information that had been circulated near the end of last year in the public presentations
2. Ms. Susie Stolz then spoke (via telephone)

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- a) She asked what made this committee qualified to render decisions concerning the building? Were any of its members engineers?
  - b) It was pointed out that Mr. Neuberg is a seasoned architect specializing in the preservation and renovation of historic structures, such as Town Hall. Mr. Green is a code official well versed in the *VT Fire and Building Safety Code*. Ms. Wilson has been, by default, in charge of the building maintenance over the past decade as head of Pentangle, the primary tenant. Mr. Degener is also a trained historic preservationist. Thus, the committee is well qualified to assist the residents, the Trustees and the Select Board.
3. An email was received from MS. Jill Davies.
- a) It read, in part: *"...consider the options of the town hall plan NOT fulfilling all three historic uses. The prior committee was not able to come up with a fiscally prudent, modernizing plan that ensured structural integrity AND allowed space for all three activities. Maybe there is another way of tackling the issues that can come up with such a solution but the team's chances of success will be increased if the team allows extra options to be considered that don't allow space for all three activities in the one location."*
  - b) Committee members discussed the intent of the email and concluded that its scope and purview is not wide enough to rethink the use of the building for its continued Civic, Cultural, and Government purposes. Rather the purpose of this Committee, as established by the Select Board, is to grapple with the immediate needs of the structure for its continued safe use, relative comfort (environmentally) and longevity unless and until policy makers and or the primary tenant, indicates that there is a desire to stop using the facility or if a licensed professional structural engineer indicates such continued use is unsafe.
- B. Approval of Minutes
- Meeting Minutes could not be approved as the secretary, Mr. Degener, was not present and Minutes had not yet been circulated for review
- C. Review of attached proposals
1. Because the proposals were not posted along with the Meeting Notice, open meeting laws prohibited the committee members from discussing the content of the two proposals received to date.
  2. It was noted, however, that each of the two entities making the proposals should be directed to resubmit based upon the same requirements, since each one is offering a different response.
  3. Mr. Neuberg will revise the Scope of Work for the professional services and solicit revised proposals that should be more easily compared to one another at next month's meeting. The proposals will be made available for public review prior to the next (July 14<sup>th</sup>) meeting.

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D. Review of structural studies

1. Mr. Hunt expressed some confusion over what he initially took to be conflicting statements about the building's structural integrity
2. Mr. McCaughey explained that there were, as part of the previous THRC's work, three structural reports. First, there was the Geo-Tech (Sanborn Head) Report based upon Soil Borings taken in 2020, the resultant Civil Engineer's Report that interprets the Borings and then all of it was summarized in the resultant [STS Structural Engineers Report](#). STS Report indicates that the large settlements associated with initial settle of the building (1899) and the adjoining fly tower (1927) as well as back filling in 1984 are "likely done by this point." Katherine E. Hill, PE, the engineer who signed this report, cautions, however, that future water incidents can affect settlement, particularly of the rear Fly Tower.
3. It is therefore prudent and common practice, to engage another highly qualified engineer to render an opinion and recommendation on this matter.

E. New Committee Name

- By unanimous voice vote it was decided to henceforth call and refer to this Select Board appointed board as, The Town Hall Building Committee

*The above constitute the author's understanding of what was discussed. Barring any corrections or edits from readers the above summary shall serve as the final Meeting Minutes*

Join Zoom Meeting

<https://us02web.zoom.us/j/89920346204pwd=NDVGY1B4UVlFlzBpaitBcHorSG5NZz09>

Meeting ID: 899 2034 6204

Passcode: 824497

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