

Select board, January 21st, 2013

**Town of Castleton
Select Board
Special Meeting of January 21st, 2013
Castleton Community Center**

MEMBERS PRESENT: Thomas Ettori, James Leamy, Ed O'Shea, Cristine Smith, Patricia Graziano

MEMBERS NOT PRESENT: None

OTHERS PRESENT: Charles Jacien, town manager; see attached list

Meeting called to order at 6:05 by Chairman T. Ettori with the Pledge of Allegiance.

Discussion- Town Office

Chairman T. Ettori stated that the board has reviewed the 3 potential pieces of property, and feel that the 5 acre Abatiell property is the best route. He stated they plan to use plans similar to the original without the large meeting room and the fire station. He stated that in the future, the fire department could be added without any problems as the wiring, heating, a/c, etc. would be prepared for that sort of addition. He stated the proposed structure is about 4500 sq. ft, the same as 556 Main, but would be one floor, freeing up some space. He stated that the board feels the project will be able to be completed for slightly less than \$1 million, which includes the purchase of the property. The property is just south of the medical center, and would share the existing entrance to the medical center, which is part of the original Act 250 permit.

C. Smith stated there is also room for a Babe Ruth baseball field on the property, and a landing pad for DART. She stated this would be possibly in the 10-15 year plan.

E. O'Shea noted that if the fire department was built on the property, they would have direct access to Route 30.

K. Thornblade asked if the space would be able to accommodate the town office, a ball field, and the fire department. E. O'Shea stated that there would be plenty of room on the parcel.

J. Hale asked if the addition of the ball field and helicopter pad is included in the \$1 million. Chairman T. Ettori stated that it is not, it is a future plan. J. Hale asked how much the land costs. Chairman T. Ettori stated it is \$125,000, while the building will cost approximately \$875,000 including permits, etc. Chairman T. Ettori reviewed the cost breakdown, and noted that the police department will be included in the office. Estimated costs are as follows:

Land Costs	\$125,000
Site development	\$65,000
Building Costs	\$678,000
Contingency	\$65,000
Architectural/Engineering/Construction Mgmt	\$60,000
Permits	\$7,000

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N. Thornblade asked if the board had considered installing solar panels. Chairman T. Ettori stated it is not included at this time. C. Smith stated that the board is trying to be as energy efficient as possible, and renewable energy is a consideration.

T. Molnar asked how much the bond would ask for. Chairman T. Ettori stated it would ask for the full cost of the project. If the bond vote passed, 556 Main would be put up for sale, and any proceeds would be used to reduce payments. He stated the sale of 556 Main will not be included in this bond article.

T. Molnar asked about grants. Chairman T. Ettori stated that there would likely be no grants involved unless they were related to renewable energy. He also stated that \$66,000 would be the 20 year average bond repayment, which is a little over 1 cent increase in taxes.

S. Gatlin asked what the other property was that the board looked at. Chairman T., Ettori stated that the Woodard Property and Dr. Dieckel's property were looked at.

T. Molnar asked if the Abatiell property had already been purchased. Chairman T. Ettori stated that it had not, it is contingent on the bond vote.

M. Molnar asked about the process of the bond vote. Chairman T. Ettori stated that at the next meeting, the board will vote on the property. By the 2nd Tuesday in February, the bond article will be advertised, then it would go to vote in March.

J. Hale asked about costs from J. Berryhill, the architect. Chairman T. Ettori stated that it has cost around \$2000 at most. He stated that the entire process would go to bid, but the board would likely choose to remain with Berryhill for architectural plans since the plans have already been paid for.

K. Thornblade asked if there was room to discuss the town clerk's office layout. Chairman T. Ettori stated that the board could change the interior design.

M. Finnegan expressed hope that the State Police would come back to Castleton if there was a useable space. C. Smith stated she would like to see that happen also.

M. Molnar asked if the figures were estimates. Chairman T. Ettori stated they are reliable estimates, and that the board feels comfortable enough to move forward with the bond vote.

S. Gatlin asked about a start and finish date. Chairman T. Ettori stated that if the article passed, he estimated starting around May, and taking one to one and a half years for construction. He noted this is just a guess at this time.

J. Hale asked about wetlands on the Abatiell property. Chairman T. Ettori stated that it would not present a problem for the building. He stated that someone from the state will be coming on January 30th to review the property. He did state the board had been told by the state that the building site for the town office and the fire department would not be affected.

J. Finnegan asked if the property goes to Drake Road. Chairman T. Ettori stated that the Abatell property goes, but the 5 acre parcel does not.

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R. Combs noted that DART required a 100 square foot helicopter pad. He also asked when the fire department would be built on the property. Chairman T. Ettori stated that would be by petition.

B. Potter expressed his desire to move forward, and build a town office the town could be proud of.

M. Molnar asked if there would be a detailed cost breakdown before the article goes to vote. Chairman T. Ettori stated that there would be, but may not be until closer to the vote, and will be an additional cost.

E. O'Shea stated that the board is trying to look to the future, and plan for future generations.

M. Molnar asked whether the town was growing or not. Town Manager Jacien stated that the population has grown 8% in the past 10 years according to the census.

Adjournment:

MOTION

Motion to adjourn by C. Smith at 6:45 pm. Seconded by J. Leamy. All in favor. So voted.

Submitted by Brittany Gilman