Castleton-Hubbardton *ad hoc* Committee on the Future of CVS

June 1, 2022

Minutes

Committee member attendees: Mary Lee Harris (Chairperson, by telephone), Bob Gibbs, Joe Mark, Michael Jones (notetaker).

Other attendees: See sign in sheet attached.

The meeting was proceeded by self-tours of the CVS building starting at 5:30 pm.

1. Mary Lee Harris began the meeting at 6:00

2. Bob Gibbs made a motion to approve the agenda. Joe Mark seconded. Agenda was approved 3-0.

3. Bob Gibbs made a motion to approve the Memorandum of Understanding between towns. J. Mark seconded. All voted in favor. Motion carries 3-0.

a. Bob- Hubbardton Approves

b. Joe- Castleton Approves.

4. Tearsa Brannock: Stated she is still interested in purchasing the building and is working with lenders. What are the deadlines? Would like to purchase this summer. Tearsa states she has a business plan.

5. Heather Martin: Early Education Consultant stated project is well funded and there is a need for childcare. Classrooms were measured… what does the recreation department need? 2-3 Classrooms, gym, locker room. Can work with C.U. on early childhood development.

6. Mary Droege: Asked for letters of support.

7. Andrew Bently: Asked about what was started at C.U.

8. Heather Martin: Stated she worked with C.U. on a degree program but cannot speak for the university on their plans.

9. Mary McIntyre: Is there a possibility to rent from the Town for the Childcare center? Tearsa’s plan leads to purchase.

10. Mike Hall: “Would the market value = the purchase price?”

11. Joe Mark: There are no negotiations underway. Towns will have to decide to sell, rent or lease. Deferred maintenance is part of the consideration of the purchase price.

12. Beth Murphy: If the building were to be sold how would it be used?

13. Joe Mark: Taxpayers need to approve the use of funds realized through the sale.

14. Beth Murphy: If sold would the proposal come from the Selectboard or the residents?

15. Joe Mark: The Selectboards would make that decision.

16. Mike Finnegan: Young people have no place to go. He does appreciate the business interest in the town and wants to retain the building. He prefers the Town retain ownership at least initially.

17. Deana Tyson: 23-year resident wants partnership with C.U students to have a place for students to go.

18. Jen Jones: Agrees Rec needs a place for programming. The building is past its prime. Recommended selling or long-term lease.

19. Ann Niklassen: Asked Tearsa how much she would charge the Town?

20. Tearsa stated it depends on purchase price.

21. Mary Lee Harris: Next Agenda item is the request for summer usage.

22. Mike Hall: July 5th Summer Camp begins. Possible to use some parts of the building for programs like last year? Program is July 5th – August 12th.

23. Joe Mark: Building security needs to be discussed. New Recreation Director position will be advertised tomorrow.

24. Ann Niklassen: Becky Lanfear can be part of the cleanup crew.

25. Pat Schroeder: Will help.

26. Ann Niklassen: Would like to know about using the library the first week?

27. Martha Clifford: Can budget surplus be put toward utilities?

28. Mike Finnegan:” If the Town sells the building, we will never have an opportunity like this again.”

29. Mary Lee Harris: Selectboard will have to consider many factors. The committee alone does not have the authority to approve or disapprove the camps.

30. Joe Mark: Selectboards can make a conditional agreement to allow summer camps to use the building should the Town own it.

31. Recreation Presentation

32. Pat Schroeder: Petition was presented signed by residents in support of keeping the building. Opportunity to recreate recreation. A town asset for learning and growing that can be used for Rec and Boys and Girls Club. Communities benefit from having a rec center. The Town needs to retain ownership to benefit all members of the community. There is a proposal to keep the building and raise revenue in many ways.

33. Mike Hall: Voters voted 83% to keep the building. After the vote there was” energy” about Rec. Imagine the following: Kids playing, hobbies, adult programs, tutoring, 4 pillars of success!

34. Caitlin Perry: Boys and Girls Club Board President: Worked closely with members of the Rec commission, Rec and Boys and Girls Club can support kids. Healthy youth.

35. Discussion about how/where to send questions. Castleton Rec. Email.

36. Question about why Rec. hasn’t applied for grants. Ann Niklassen responded that volunteers do not have time. The Rec Director can apply for grants.

37. Concern expressed for supervision of programs. Boys and Girls Club has supervision and Rec. will have volunteers and C.U. students.

38. Mike Hall: State Rec would cancel programs if there were not adequate supervision.

39. Pat Schroeder: Would Daycare provide their proposal.

40. Jeff Hayes: Stated he has put in a lot of hours on rec fields.

41. Nancy Mark: The Rec. Director will report to the Town Manager.

42. Bob Gibbs made a motion to adjourn. Joe Mark seconded. All in favor 3-0. Meeting adjourned at 7:30PM.