

CASTLETON-HUBBARDTON AD HOC COMMITTEE ON FUTURE OF CVS
Castleton Village School
Mechanic Street
Wednesday, June 29, 2022

Meeting Recording:

Those in attendance included: Joseph Mark, Mary Lee Harris, Robert Gibbs, Rich Grabowski
Others present included: See attached list

ML Harris called the meeting to order at 6:00 P.M.

Approval of Agenda

made a motion to approve the agenda. seconded. All voted in favor. Motion carries 4-0.

Approval of Minutes of Meeting – June 16, 2022

R. Gibbs made a motion to approve the minutes of June 16, 2022 as presented. R. Grabowski seconded.

ML Harris questioned proposals to be emailed, so can address them at meeting being included.

Boys and Girls Club annual number doesn't appear to be correct.

John Burke made comment about being a landlord. J.Burke clarified stating his comment was he felt it was a bad idea for the town to be a landlord.

M Droege wanted to correct the number mentioned, \$38,000 was a rough estimate from ABC Educational Family Child Care and Boys and Girls Club was \$24,000. She believed it was the meeting before about the emailing questions ML Harris mentioned, as it was last meeting they were answering the questions.

All voted in favor. Motion carries 4-0.

Discussion: Mary Droege/Tearsa Brannock Collaboration

M. Droege stated they did meet, walked the building, had a good meeting. She is representing Castleton rec and b&g club which is sometimes represented as two different groups, but they are totally united in their proposals. She felt they can come to an agreement on usage of the space, even though there are some things that need to be tweaked, but who owns the building is the main issue. They still feel very important for the town to own the building, once in private hands, no matter who is, is gone forever as a public building that could be used for public activities. 20-35 people coming to 6-6 meeting in a row is rarely shown in town.

T. Brannock stated they did discuss uses of the building, she also feels could be divided, but she is concerned that there are financial burdens. She is not where those finances come from to make that happen, which is her biggest concern. Doors and restrooms were discussed, and renovations that could possibly be made. As to unknown things financially, she would not be able to take on the financial burden to make the changes to the building not being the owner. She needs to know what the decision is going to be, as her capital investment grant funds she has are at risk and she needs to know what the decision is

going to be. Dave of b&g had stated that if he had to pay rent or lease, he would probably stay where is as he is there with no charges. M. Droege stated when he made that statement it was about the children's use of the building where as the income in the proposal is them moving their offices here. They would contribute to the income by leasing room for their offices. The fire marshall would have to be contacted as well, regarding a door being put in or moved, to see if it is within regulations. There are questions that need to e answered, ie: fire marshal, capital investment funds being used for long term vs short term lease, back boundary lines and parking/bus use, door placement and boys and girls bathroom and locker rooms. Discussion on funds being raised for renovations or programs for rec and girls and boys club. J. Mark asked for report of meeting, not for taking positions within the community

J. Mark asked T. Brannock of her timeline of having to be out of her current location and her needing to find a place and this space being usable. Regardless of who pays for the changes, are they doable within 7 weeks, and if no, does she has a back up plan before moving into this location. T. Brannock would have to put in a number of bathrooms, would depend on contractors and time available. She is hopeful that licensing would be able to be granted temporarily until she can get done what needs to be done. Is a large step for her, but lending and grant boards are willing to work with her. Discussion on the possibility of funding for T. Brannock and timing.

Andy Churchill stated sounds like a lot of uncertainty in T. Brannock's plan, with licensing and financing. He felt it sounds too risky, a lot of ifs and he would like an explanation. T. Brannock is in a lot of contact with licensing, they need to come and do a site visit, they are very supporting of her moving here. They don't want a five-star childcare being closed and they are very supportive of her. J. Mark made a point of order of trying to focus on the recent meeting and they have had a lot of testimony by community members for all of the programs involved and repeating of same arguments already made would be best for all involved. ML Harris agreed.

Phyllis Blanchard stated is her first meeting, has had many discussions with a lot in town. The town should not be a landlord, they should not rent space and make contracts, if someone is willing to purchase, then sell it and let someone else be the landlord.

Pat Keller stated why not treat as a condo, half and half, unless something in town ordinances that prevents it.

Was questioned who made comments of uncertainty, was stated it was any Churchill from boys and girls Club. M. Droege stated she does not feel he presentes the b& g club, is new and a former program writer, coordinator

New Information, Andy Churchill

Mr. Churchill made mention of difficulty in partnering in the community. He has made many many contacts with public, and most all are in favor. Building is critical to the partnership mentioned, and he reviewed the various organizations or groups that would be willing to participate and be involved in the programs. It was questioned if Mr Churchill is employed by b&g, and he is not, and it was questioned if the b&g club is aware he was present making a presentation addressing the club. Mr. Churchill stated he has spoken with Dave and did mention that he was be coming to make a presentation. Mr. Churchill also stated that he is volunteering his time for the rec department, setting up programs, etc.

T. Brannock wanted to clarify the meeting last night with David and what her understanding was for the parking, access, and what his vision was for the building. He had indicated he would want the front part of the building, but also said if he had to pay rent/lease he would stay at the elementary school rent free.

Pat Schrader believes Dave is very committed to making the building work for the community, but not if the building is owned by someone other than the town. Further discussion on the comments of Dave with the boys and girls club, and how they were interpreted by those in attendance at the meeting last night.

J Burke stated building is far from perfect. One of the things heard, not dollars due to the union district because they put nothing into the building that was recapturable. Everything that has been deferred for years will be the responsibility of the entity owning it. Buying doing what have to do to keep the use you decide to use it for to keep it going.

Committee Questions

R. Grabowski questioned if worth it for the towns and will everyone follow through after all the comments and conversations. It is time for something to happen and begin the journey. J. Mark agreed and should get both select boards together to make the next move.

Committee Discussion of Possible Recommendations to Both Boards Set Meeting of Castleton-Hubbardton Select Boards

Discussion on possible dates for a joint meeting, it was decided July 7 at 6pm would be the joint meeting. Questioned how the process and decision making will go from here forward. ML Harris stated it would go before the two selectboards based on recommendation of this committee. Questioned what would happen if both boards disagreed. J. Mark explained have memorandum o understanding and will be the ten members voting, not separated by town.

J. Mark made a motion to recommend to select boards that the towns retain ownership of the building for at least a period of two years with the understanding that every effort made to accommodate the interests of abc daycare the other two constituencies that have come forward to express an interest in this facility. R. gibbs seconded. R. Grabowski stated he felt the Hubbardton selectboard would be in favor of this, as is he. J Mark stated the selectboards should be open to a longer term lease with abc daycare because may be that is necessary for T. Brannock to get modifications and approvals she needs. T. Brannock ok with leasing the building, but the capital investment is her greater concern, is not certain her capital improvement grant would be available. J Mark moved to call the question. R. Gibbs seconded. All voted in favor. Vote on the motion: All voted in favor. So voted.

Adjourn

R. Gibbs made a motion to adjourn at 7:15pm. J. Mark seconded the motion. All were in favor and the meeting was adjourned.

Respectfully Submitted
Allison Harvey, Recording Secretary