

**Georgia Selectboard Special Meeting
Chris Letourneau Meeting Room
Monday, December 18, 2019
7:00 pm**

Approved: **Approved**

Present: Selectboard: Matt Crawford, Steve Lamos, Tara Wright, Jason Burt, Scott St. Onge. Town Administrator/Treasurer: Amber Baker.

Absent: All Present

Public Present: Todd Cadieux, Town Highway Foreman; Gary Dezil, Library Trustee; Cindy Rutkowski, Library Trustee; Paula Ralston, Library Trustee; Bridget Stone-Allard, Library Trustee.

Matt Crawford opened the Selectboard Special meeting with the Town Library Trustees on December 18, 2019, for the Town of Georgia in the Chris Letourneau Meeting Room at 7:00 p.m.

At this time the selectboard introduces themselves to the Library Trustees.

Paula then discusses what the Library Trustees have done, their thoughts, what has transpired so far and the timeline for bringing the library up to ADA standards and the possibility of adding up to 4 acres to the current property for future community usage.

She asked the board if they would approve of the four acre purchase or even just 100 feet to improve the parking lot (a lot line adjustment).

At 7: 10 p.m. Bridget Stone-Allard joined the meeting via telephone.

Lots of discussion followed on the possibility of adding more land. The board is amenable to a lot line adjustment at this time to help improve parking which Bridget will work.

Discussion then followed on an ADA grant; who will write the grant, what is a state ADA grant value – they can be up to \$75k, how far did Mike McCarthy get in writing the grant and where is the paperwork – Amber and Bridget will research, what are the timelines for state ADA grants and VIS’s recommendation on hiring a grant writer for ~\$5k.

Paula then discussed the ADA and miscellaneous upgrades.

Phase 1 would include ADA curbside parking and curbing improvements, sidewalk improvements, making the entry way ADA compliant, HVAC and lighting changes, moving of some shelving and adding a separate doorway for the community room. The estimated cost for this is \$300 - \$350k.

Discussion followed on; parking, student drop off, lot line adjustment, what are the minimum ADA requirements, should we talk with the other neighbors about selling land also, should we add a separate doorway to the community room, what does adding the separate community room doorway provide and what is its effects on the library.

More discussion followed on the bus drop off, the Route 7 median, library septic and mound system.

Phase 2 would include new doors and windows and acquiring a bond. Question is do we combine this with the town garage bond rather than it being a standalone bond. Do we make this phase work to support a library people can walk to? How do we connect with the South Village which will be on the other side of the interstate as Route 7 is not safe to walk? Do we sell the building and just build a new one? The current building was purchased for one dollar in 1992 and the current market value is ~\$760k a new building would cost about \$3m. When we purchased the building there were no restrictions on our ability to sell it.

There was also talk about building it near a new Town Municipal building in South Village in the distant future.

Matt then asked if we want to work the ADA compliance plan or just scrap it and work on a new building. Some discussion followed and it was decided that the town should go for the ADA fixes and in 2020 start working on a new building in the distant future.

At 7:50 p.m. the selectboard moved into other business and Gary Dezil, Cindy Rutkowski, Paula Ralston, and Bridget Stone-Allard departed.

Amber informed the board that the 2020 holiday schedule needs to be approved tonight as they will not meet again until after the upcoming holiday season which includes dates in 2020. She recommends approval.

Motion to approve the 2020 holiday schedule by Scott, seconded by Scott, all approve.

Amber recommends that the town accepts the People's Trust loan of \$80k for the Gilmond property purchase. The loan would be at 2.35% for 5 years. The payment will be \$16k per year.

Motion to approve the Town Administrators recommendation to use People's Trust to fund the Gilmond land purchase by Steve, seconded by Jason, all approve.

Matt, Amber and Jason met with Matt Young and Carrie on developing a town garage RFP for a town garage project manager. The RFP that St. Albans provided us was a two phase project which Scott, with his expertise in project management, reviewed and changed to a three phase project.

Scott described the phases Phase one is providing us the scope of work to get us from start to providing something to present to the voters in November 2020. Phase two would provide us more design plans, estimates and schedule update. This will get us to the point where we are ready to send out RFPs for construction. Phase 3 would be is the construction to final closeout.

Discussion on each phase followed on; the bond, having a bond ready in November 2020, overall timeline, concept for presentation at the town meeting day, the removal of line seven on the RFP.

Motion to approve the RFP with edits discussed by Steve, seconded by Scott, all approve.

Motion to approve warrant AP89 by Jason, seconded by Scott, all approve.

Motion to approve warrant AP90 by Jason, seconded by Scott, all approve.

Some discussion followed on past audit issues and the town disaster fund.

Cooperative opportunities with BFA. We can contract with them to provide us help fixing things like the crooked pavilion or for office work like filing. This incurs no cost to the town but provides us a useful service and students a chance to learn or hone their skills. Amber and Todd want to know if the board ok with Todd and Amber working with BFA to develop this.

Discussion followed on; insurance, the contract – covers child labor laws and pay or no pay.

Board gives Amber and Todd to look into this further.

Motion by Tara to enter executive session under 1 VSCA §313 with Amber and Todd to discuss Contracts, labor relations agreements with employees, arbitration, mediation, grievances, civil actions, or prosecutions by the state, where premature general public knowledge would clearly place the state, municipality, other public body, or person involved at a substantial disadvantage, seconded by Steve, all approve.

Executive session entered at 8:23 p.m.

Executive Session ended at 8:40pm with no action taken.