

## **Danville Train Station Committee Minutes-DRAFT**

Meeting of March 23, 2023, 5:30-6:30 pm

Location: Danville Town Hall Meeting Room

Attendees: Michael Hogue-chair, Rob Balivet, Kate Whitehead, Patty Conly, Ted Houle, Stan Pekala, Loral Ruggles and Kitty Toll

Meeting opened at 5:30 pm by Michael Hogue, chair. The Danville Train Station Committee (DTSC) is a subcommittee of the Planning Committee. Michael took roll and noted a quorum was present.

No guests were present.

Minutes from the meeting of January 10, 2023, read and approved.

### **Building/Land: Sally Fishburn (Michael relaying Sally's Report)**

The CM contract with Millbrook Building & Remodeling was approved at the Feb. 16<sup>th</sup> Select Board meeting and the contract mailed to Millbrook for signatures. I received a signed contract, via email two weeks ago and a message from Dave Platt that they are just waiting for us to get the project moving. Dave has been reaching out to subs already. I talked to Ryan Edwards at the beginning of last week and sent him a copy of the signed contract. He was going to get in touch with Dave and Bob Neald to start focusing on the design details. Ryan expects that they will want to meet with the committee sometime in the first week of April to discuss final design details and to get DTSC input.

Once we have the design details finalized, we will have to have Caitlin Corkins from the state HP Dept. and Julie Ehrlich from VTrans review and sign off on the plans.

Clay Point Associates was contacted for a lead paint and asbestos inspection proposal. The Select Board approved their proposal to do the testing. I am waiting for Clay Point Associates to set a date and time for sample collections.

Michael asked each member to forward any concerns that they have regarding design or construction to him so these issues can be addressed by the architect, engineer or construction manager prior to the design meeting. Below is the list to date:

- Roofing- will we use heavy weight, galvanized, standing seam.
- The installation of the agent's desk should be two joined yellow pine stair treads, (5/4 x 12 each)
- Plan to modify wood stove for electric heat, if so location and burn protection.
- Wiring for agent's area and wood stove.
- System for energy conservation and cost effective.
- Drainage in crawl space and wetland protection.
- Exterior color choice.

### **Use: Kate Whitehead**

VOREC is close to issuing a grant contract, which funds the feasibility study for the freight room. Given the how tight the timeline is in design development, and the fact that we had to cancel the DTSC

meeting of March 14<sup>th</sup> due to weather, the Chair and the Use committee decided to submit the proposal from the consultant, Community Roots, to the Select Board for their approval on March 16<sup>th</sup>. The Select Board was told that the decision was being made despite not having the grant in place, but we could retroactively use it to clear any funds disbursed by the Town. The board approved the hiring of Community Roots and the Chair, Eric Bach, signed the contract on behalf of the Town.

A motion was made by the DTSC chair that the committee retroactively approve this action. The motion was seconded by Laural, discussed and unanimously approved.

Reporting on the charge from the last meeting to evaluate applying for a Vermont Community Development grant which are federally funded, Kate relayed her conversation with the grant administrator, which was not encouraging. He indicated that we would have to repeat some of our testing to comply with the grant requirements and this could take months. Further if anything was discovered, we would have to wait for another series of actions before we could proceed. All the while, we probably could not access the current grant funding monies until we cleared whatever hurdle was put up. The overall result was it would be unlikely that we could finish the project in 2023. After much discussion, it was unanimously agreed that Kate should not pursue this grant.

Kate presented other grant possibilities that did not have these requirements, that she would pursue:

Vermont Art Council which can be up to \$30,000 but the Town would have to match \$1 for \$1 thus \$30,000. She will meet with the Select Board to ask for this match.

Better Places grant which is a \$2 for \$1 match up to \$40,000 where the match is provided by the utilization of a "crowd sourced" effort (online). In total, this would provide \$60,000 with less utilization constraints. There was a lot of enthusiasm for this approach as it could establish an ongoing funding presence for annual operating expenses. Kitty indicated that we should hold off on the SB/PC/DTSC fundraising until we have the infrastructure in place, thus using these funds as part, or all, of the \$20,000 seed monies. Kitty will also talk with Peter about the transaction system and costs needed for crowd sourcing.

Preservation Trust of Vermont might have another round of financing available to the Danville train station. Kate will call PTV to discuss the possibilities.

Patty, provided an inventory, a sketch and a photo, of the historical artifacts that Jim Murphy will provide to recreate the agent's office. The list included a railroad clock, telegraph, scissor-mounted telephone, chair, cash drawer a ticket case and other items (include a street crossing signal). The inventory amounted to \$1,130. The layout sketch provided by Jim will need to go to Ryann Elliot for inclusion in the design. Jim will set up the office when we are ready.

The chair entered a motion to authorize up to \$1,500 for the agent room's historical recreation. Ted Houle seconded this motion. The motion passed unanimously.

Laural updated the committee on the activities of the LVRT coalition that was initiated by NVDA. Currently they are discussing a program to qualify businesses as "trail friendly", identified them with a logo-to be determined, and perhaps provide a source of revenue for upkeep. She also led a discussion around the need and purpose of a dynamic website. There have been some subcommittee discussions.

Kate has discussed cost with our current vendor, and with Laural, will arrange for a working meeting to lay out the design and infrastructure needed.

**Funding: Kitty Toll**

Kitty indicated that she would develop a fundraising plan, as we are getting close to having final cost figures from the Construction Manager. She reemphasized the use of a pool for the public fundraising effort called "The Danville Community Fund", that will include a list of donors.

She also retreated the need to delay the internal fundraising until we have the "crowd sourcing" project worked out.

There being no new business, the meeting was adjourned at 6:45 pm.

Respectfully submitted, Michael Hogue-chair