**MINUTES**

**Gilford Butler School Futures Committee**

June 3, 2019 5:15 PM Town Library

**Attendees**

Committee Members: John Spear, Jeff Northgraves, Pennie Alley, Sandy Weisman, Sandy Retzlaff, Merle Rockwell

Town Administrator: Owen Cassas

Public: Catherine Bendheim, Neil Cambridge, Gabe Tomasulo, Barbara and Walter Reitz

1. Call to order: John Spear
2. Designate Minute Taker: Sandy Weisman
3. Minutes: May 15 draft reviewed / accepted with changes
4. Public Comment: John Spear noted past practice of allowing public to participate during the entire meeting. A question came up about public comments during the discussion phase of a motion and after much discussion it was decided the public could participate anytime during the meeting but once a motion is made and seconded, the public could only comment if asked by a committee member.
5. Information Submissions Update: The following document are the Survey Results as of June 3, 2019.

**Survey Results As of June 3, 2019 (54)**

Sell = 13

Sell With Restrictions = 1

Tear Down - Use as Park = 7                $0 = 3

Tear Down - Parking = 2                       $50,000/year

                                                              $100,000    ($80,000 Demo, $20,000 Trees)

Tear Down / Build New = 5                  $Whatever it takes = 5

Reuse or Rebuild = 1                             $Whatever it takes = 1

Reuse GBS Building = 25                       $Whatever it takes = 13

                                                               $500,000 = 2

                                                               $100,000 = 1

                                                     $Grants / State Money = 1

                                                              $Fundraising = 1

**Mentions of Specific Uses**

Park = 17

Garden = 2

Recovery Clinic = 1

Emergency Shelter = 1

Library = 10

Community Center = 12

Rental / Lease Space = 7

Town Facility = 2

Town Office = 9

Post Office = 4

1. Title resolution: has passed both House and Senate
2. Review of John Hansen’s preliminary meeting with Fire Marshal: two ADA-compliant ramps will be required – one at the playground side of the building, and the other at the front door. Both bathrooms must be ADA compliant. The cost will be $26,000 - $75,000 for all need renovations for a temporary move-in by the library.

John Spear reported that John Hansen felt a structural engineer’s report ($2000) would be needed before other renovations to not only look at the potentially under-engineered roof, but also to look at the beams and posts supporting the load-bearing walls, as well as the first floor.

1. Review Cost Comparison Sheet prepared by Sandy Retzlaff. The committee went over the costs of three options: Build New, Renovate, Build New + Temp Move In. The numbers used were based on John Hansen’s report. John Spear asked to have a fourth column inserted that would be titled Temp Move In + Renovation. S. Retzlaff will prepare that and submit the Cost Comparison Spread Sheet to the committee.
2. Possible Reconsideration Motion: Sandy Weisman made a motion

*that the committee reconsider the vote taken at the May 15th meeting recommending that the library be located to the Gilford Butler School in the near term, and on a temporary basis.*

The motion was seconded by M. Rockwell.

Much discussion followed. S. Weisman’s reasons for the motion were to rectify what she felt was the inconsistency in her own votes caused after the committee voted to recommend building new, in which case she felt all fund raising should be aimed at a new building, and not to use existing funds or new grant money towards a temporary move to GBS.

J. Northgraves felt that the part of the original motion that said “*that as soon as practical”* was meant to provide some leeway to see if money available in the trust funds would be enough to cover the temporary renovations in which case the move might not be practical. He also felt that any grants written for a temporary move in would not be to the same funders as those written for a new building. Several committee members disagreed.

John Spear requested that the motion to be withdrawn. It was not. The vote was taken: 3/3:

Weisman, Retzlaff, and Rockwell voted for the motion; Alley, Spear, and Northgraves against.

Motion failed.

1. Discussion Regarding Incrementally Renovating the Existing Building. P. Alley proposed that we provide the town with several options for their vote, including one that offered a temporary move in by the library, and raising money over time to renovate the building incrementally. This would also ensure that the building remained a municipal building. Gabe Tomasulo offered his advice that where there structural issues to be addressed, it would not make sense to fix the building piecemeal, that securing the “envelope” of the building all at once would be required. Catherine Bendheim suggested that we would need to know the results of a structural analysis for this option.

P. Alley moved that a structural analysis be completed on the GBS. Motion died for lack of a second.

1. a. Power Point prepared by S. Retzlaff about 501(c)3 funding vs. municipal funding was postponed.

b. No Searsmont Library documents were submitted. S. Retzlaff indicated she would continue to work at obtaining the documents.

c. Discussion / Vote Regarding Recommending the Creation and Nature of a Non Profit Corporation that would Seek 501(c)3 Status. J. Northgraves moved

*that the committee’s draft report recommend that the Selectboard appointed committee (planning committee) consider incorporating a nonprofit membership corporation under the Maine NonProfit Corporation Act, (Title 13B) for the primary purpose of securing donations, grants, and other funds to provide financial assistant to support infrastructure improvements for a Community Center and Library at the Gilford Butler School, and I further move the Committee’s draft report recommend that said non-profit corporation seek Section 501(c )3 tax exempt status from the Internal Revenue Service and also seek tax exempt status under applicable Maine law and regulations.*

The motion was seconded by S. Weisman

A great deal of discussion about non-profits, their plusses and minuses, ensued particularly around said non-profit raising money only, but with no say in the operating of the building.

The concept of a municipal building vs. private non-profit corp was debated.

The motion was passed 5/ 1. Spear, Northgraves, Retzlaff, Rockwell, Weisman in favor. Alley opposed.

1. This was postponed until our next meeting
2. Chair asked if the posting proposed by Sandy Retzlaff was acceptable to the committee, and everyone indicated support. There was not support for photos of the committee suggesting photos of the school would be more appropriate.
3. Discussion regarding Next Public Input event on July 7. S. Weisman, M. Rockwell, and S. Retzlaff met to plan and organize the details to present to the Committee. Owen Cassas will look into RSU13 cleaning 2 of the building’s classrooms, bathrooms, and hallway. A postcard to the residents with information about the event will go out within a week. Donations for paper goods and more will be pursued by O. Cassas.
4. Other business. None
5. No Discussion
6. Next Meeting: June 24, 2019 at 5 PM in the Library

Committee Members

John Spear, Chair, Jeff Northgraves, Vice Chair, Pennie Alley, Ervin Curtis, Sandy Weisman, Sandy Retzlaff, Merle Rockwell

Minutes respectfully submitted by Sandy Weisman