



GENERAL WAIT HOUSE COMMISSION AGENDA

July 8, 2024 at 5:00 p.m.

THE GENERAL WAIT HOUSE COMMISSION WILL BE HOLDING A HYBRID MEETING. THE PUBLIC MAY ATTEND IN PERSON AT WAITSFIELD TOWN HALL OR REMOTE VIA ZOOM WITH TELEPHONE AND/OR VIDEO ACCESS. THOSE PARTICIPATING MAY SPEAK DURING THE DESIGNATED PERIODS.

To join the meeting remotely, use this link:

<https://us02web.zoom.us/j/9190265312>

Meeting ID: 919 026 5312

Or call: 1 929 205 6099

General Wait House Commission

Marty DeHeer

Lois DeHeer

Gib Geiger, Vice-Chair

AnnMarie Harmon, Chair

Mary Kathleen Mehuron

Tenant Representatives:

Misha Goldman

Beth Kendrick

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Sam Robinson

Joshua Schwartz

Ira Shadis

Town Administrator

Vacant

Town Clerk

Jennifer Peterson

Town Treasurer

Vacant

Waitsfield Town Office

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1. **CALL TO ORDER / ROLL CALL**
2. **REVISIONS TO AGENDA, IF ANY (5 +/- min)**
3. **PUBLIC FORUM (5 +/- min)**
4. **APPROVAL OF MINUTES – June 10, 2024 (5 +/- min)**
5. **CURRENT STATUS OF THE GWH FROM TENANTS (10 +/- min)**
6. **REPORT ON THE CRUCIBLE OF CHANGE EVENT (10 +/- min)**
7. **SHORT-TERM COMMITTEE REPORT (15 +/- min)**
 - a. Status of Petty Cash
 - b. Maintenance Work Completed
8. **LONG-TERM COMMITTEE REPORT (15 +/- min)**
 - a. Notes from June 18 Meeting
 - b. Vision/Mission Statement
 - c. Future Fundraising Events in the Barn
9. **RENTAL POLICY (10 +/- min)**
 - a. Short-term rental contract
 - b. Long-term rentals updating rental contracts
10. **OTHER BUSINESS (10+/-min)**
11. **ADJOURNMENT**

General Wait House Commission Meeting
June 10, 2024

CALL TO ORDER / ROLL CALL

- Present in Person: AnnMarie Harmon, Beth Kendrick, Misha Golfman, Lois De Heer, Marty De Heer
- Via Zoom: Alice Peal, Fred Messer

PUBLIC FORUM (10 +/- min)

- No members of the public present.

APPROVAL OF MINUTES – May 6, 2024 (5 +/- min)

- Amend minutes to include that the “sliding door” is on the carriage barn
- Need for pavers being moved from storage dock is an insurance issue, not a request from Lois
- Request for gravel is by Gib Geiger, not Lois. This is for the trash and recycling truck that backs into the area by the storage dock.
- Replace “Goldman” with “Golfman”
- Marty moves to amend the minutes from May; Lois seconds the motion

CURRENT STATUS OF THE GWH FROM TENANTS (10 +/- min)

- Luke and Misha gave updates on cleaning up the storage dock and moving equipment to the back.
- Lois, Marty, and Alice suggested that there shouldn't be storage outside of the main part of the Wait House, and that it has never been included in the lease.
- AnnMarie suggests that the lease agreements be updated to include outdoor storage spaces.
- At this point in the conversation, I was unable to keep pace with the discussion. It was a contentious conversation with many people feeling heated (my opinion). If you want exact quotes, please review the recording.
- Fred suggests that the leases need to address the use of common areas.

SHORT-TERM COMMITTEE REPORT (15 +/- min)

Status of Petty Cash

- Same as last month.

Maintenance Work Completed

- Check to Adam Whitney for tree work will go out on June 25th.
- Trunk will be removed by the road crew and filled with gravel.
- Once this is done, Marty and Gib will work to repair the sill and sliding door on the carriage barn.
- Gib is contacting tenants to get an idea of other repairs that are needed
- Roof company is ready to go, but they are on pause due to need for funding.
- Gib has removed some shutters. Currently working to replace and repair shutters.
- Pest control done on June 10, and check will go out on June 25th.
- Bench from inside the carriage barn was infested with powder post beetles.

- Working on getting light sensors for outdoor lights and sign lights.
- Timer needs to be reset with daylight savings.
- Cost for the replacement of the light sensor is \$275.53
- Cost for the replacement of the timer is about \$90 more.
- Luke moves to purchase a light sensor for the sign light; Lois seconds. All vote in favor.
- Beth suggests that we do something similar with the light above the door. Lois agrees.
- AnnMarie thinks that the roof of the Wait House is leaking. She suggests that we put a blue tarp on the roof to signal to the town that we are in need of a new roof for the Wait House.
- Fred agrees with AnnMarie's point. There is some debate as to whether or not the roof is leaking. The status of the shingles would suggest that the roof boards and even the rafters might be damaged.

LONG-TERM COMMITTEE REPORT (15 +/- min)

- Kathy and AnnMarie filled out a grant application and were able to secure an interview. Waitsfield qualifies due to its size.
- Purpose of the grant is to revitalize the community through the repurposing of the historic buildings.
- Simple restoration of the Wait House will not fulfill the requirements of the grant. There would need to be a focus on developing a community center, creating affordable housing, or creating civic spaces.
- First cuts will take place in July. Second cuts in September.
- Amount of money is \$200-450k for each municipality.
- About 4-5 awards are granted each year. Kaziah Haviland will coach us on the application in future if we do not get this grant.
- Thinking about long-term prospects for fundraising.
- What are the needs of the community that this particular grant funding would help support to fulfill?
- The Historical District will possibly cover the cost of removing the trees, pending the decision around the rental agreement.

CLIMATE CHANGE REPORT

- Following "Climate Cafe", students could explore the possibility of roof styles and structures to mitigate climate change.

RENTAL POLICY

Short-term rental contract

- Misha presented the "Barn Use Proposal" form to the Commission.
- Fred offered to merge the Historical Society and the Waitsfield Town forms in order to have a single form to serve the purpose of renting the carriage barn space.
- Marty moved to approve the decision to have Fred merge the two documents. Lois seconded.
- Luke shared the possibility of using the carriage barn space for a community listening party of the "Crucible of Change".

- Misha expressed a need to use the carriage barn space on the first and last days of his summer adventure trips (Sun. and Fri.). The barn would serve as an option if the weather is inclement and the groups need a place to circle up for intros, and to do their final packing before heading out on expedition.

Long-term rentals updating rental contracts

OTHER BUSINESS (10+/-min)

ADJOURNMENT

- 7:05 pm

Long-Term Committee Meeting

June 18, 2024

Topic: Fundraising

It was decided that prior to reaching out to the community for donations, we needed to reimagine what could take place in the barns and come up with a vision statement so that we can have a consistent message.

Tell the community what we already have:

We have a two and a half season space which we can upgrade into a 23' by 29' feet mixed use room with two unisex toilet rooms.

Total number of people= 50 is the occupancy load with two exits.

Questions we need answered:

What kind of community gatherings can you imagine for this space if we winterize it to be used all four seasons?

There is a barn door that could open onto the lawn making a presentation stage with outdoor seating. How might you use this if we create it?

Should we conduct a survey in the community? Luke suggested that it would be more beneficial to gather together a group of interested community members to have a brainstorming session instead of a survey that may or may not be productive.

Possible events that we can bring people into see and reimagine the space:

Monthly meet up? (Beth)

Brainstorm events with tours of the Wait House and the Carriage Barn. Events are opportunities to bring people in to see the museum. (Luke)

Tree ring "counting event" and information about what this tells us. (Beth)

Friends of non-profits that are in the building present information about their organizations.

Bring a group into the museum for a lesson on how life was like in the Valley in the past. (Misha)

History of the place. (Misha)

Community Service Opportunities to improve the Wait House (Luke)

Workshops that are relevant to the history of Waitsfield and historic preservation. (Misha)

Organic Artists Workshop. Make their own materials and also create a mural for the Wait House and their own take-away art pieces. (Luke)

Invite people from various groups and age groups to provide different perspectives on how the new space could be used.

Brainstorm of ideas for workshops: Food education, historic skills like spinning and quilt making, sugaring and apple cider pressing.

Potential Fundraising Events

August event to take advantage of the Festival of the Arts. This could be an “organic artist” event with tables in the barn with various art projects with a historic theme. Create a mural.

October event with apple-pressing, cider and donuts.

Public Relations

AnnMarie suggested that flyers could be created describing the renovation of the GWH and offered to create a draft of the flyer.