



GENERAL WAIT HOUSE COMMISSION AGENDA

August 5, 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 – July 8, 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
July 8, 2024

CALL TO ORDER / ROLL CALL

- Present in Person: AnnMarie Harmon, Lois De Heer, Marty De Heer, Luke Foley
- Via Zoom: Alice Peal, Fred Messer

REVISIONS TO AGENDA, IF ANY (5 +/- min)

PUBLIC FORUM (5 +/- min)

APPROVAL OF MINUTES – (5 +/- min)

- Add that Luke will help with moving the benches out of the dairy barn.
- Request for gravel was made by Gib Geiger, but shared by Marty.
- Reference to the removal of the stump was actually meant to be the concrete slab by the sliding door.
- Clarifying that the projects at the Wait House don't fall under the category of "restoration", but "repairs". The grant is not intended for repairs or restoration. Should read, "Simple repairs and restoration will not fulfill the requirements of the grant."
- "The Waitsfield Historical Society (not district)" will possibly cover the expense...
- Regarding the "Climate Change Report", change it from "roof styles" to "materials".
- Group had a conversation about the meaning of the "Climate Change Report" section of the agenda. Focus is on "sustainability" - both environmentally, and financially.
- Focused on Brad Cook's energy audit report and how that led to the steps for the short- and long-term committees for the Wait House.
- Reference to the work of Elliot (last name?) or Heritage Builders who also provided a report on the structural integrity of the building. Part of a grant application that went unfunded.
- Marty moves to approve the minutes. Lois seconded. Unanimous approval.

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

- Cleaning of the carriage barn in preparation for the Crucible of Change event.
- Many upstairs offices are very warm. Tenants are using air conditioners to keep it a workable space.
- Luke suggested doing an audit of the windows and screens to make sure that windows are operable and have screens that fit.
- Looking into fans to help with overnight cooling of the space.

REPORT ON THE CRUCIBLE OF CHANGE EVENT (10 +/- min)

- Wonderful event attended by 20 people
- Lots of new faces
- "Exactly the type of event the Historical Society hoped for when they had the carriage barn renovated." - Lois
- Had an issue with the emergency generator for WES

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

a. Status of Petty Cash

b. Maintenance Work Completed - Report from Gib via email:

I can't make tonight's meeting, and just wanted to touch base. I apologize for being absent recently, I have not neglected things to do at the Wait House, I have just been playing catch-up with building projects for others, and around the farm. As of last Friday, I have completed all projects for others, and will now concentrate on items on my list to do, at the Wait House. I'll reach out again to you, tenants, and get together with you, and see what we can do to fix what needs fixing.

I have been in touch with East Coast Metal Roofing, asking them to "hang on", while we try to find the money for the new roof. Do we have a plan yet, as to where that money might be coming from? Not sure how much longer I can get them to hold that price, but I'll do my best to do so.

- Gib said that he would be working on getting the square footage of each of the rooms for the purpose of updating leases.
- Working on repairing the shutters, which are ready for painting.
- 36 total pairs of shutters
- JP Pest came in for their monthly visit. No traps that were full, but the bait under the kitchen sink was gone.
- Two estimates for repairing the outdoor light for the General Wait sign. Went with the Ward Lumber Company estimate, which is cheaper. Request from Misha for an automatic light above the door so as not to have to leave it on during the day, as well.

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

a. Notes from June 18 Meeting

- Met to discuss fundraising. Before we can ask for money, AnnMarie stated that we "need to have one voice". We need to be on the same page with our plans to be able to request what we need.
- Carriage Barn - 2.5 season space capable of hosting up to 50 people.

b. Vision/Mission Statement

- Working to gather ideas and opinions about vision/mission for the space.

c. Future Fundraising Events in the Barn

- Focus on the historic building.
- Alice would like to be clear that the Historical Society is available to assist with any of these events.
- Late August - Festival of the Arts: Luke and Beth working together to create an art workshop for families in the Valley.
- September-October: Apple Cider Pressing event.
- AnnMarie will be working on a flyer.

RENTAL POLICY (10 +/- min)

a. Short-term rental contract

- Discussion about the use of the carriage barn by Misha for the Path Adventure Camps.
- Select Board should be made aware of the use of the space before it happens.
- 4 questions for Misha - Are you profiting from running the summer camp? Are you insured on the time spent on the Wait House property? Did you get approval from the Waitsfield Select Board for the use of the space? Are you licensed to run this trip?
- Discussion over the way that people go about renting the space. Fred weighed in that there should be a form for people to fill out that is reviewed by the commission. Once approved, it would go to the Select Board for final approval. Some discussion of the timeline for how this process needs to happen.

b. Long-term rentals updating rental contracts

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OTHER BUSINESS (10+/-min)

ADJOURNMENT: Marty moves to adjourn the meeting. Lois seconds. All in favor.