

TOWN OF WAITSFIELD, VERMONT
General Wait House Commission Meeting Minutes
Monday, April 6, 2026

Draft

Members Present: Richard Backus, AnnMarie Harmon, Fred Messer (Historical Society)

Others Present: York Haverkamp, Town Administrator; Michelle Krieg, FMR; Ira Shadis, FMR

II. Regular Business

1. Call to Order

The meeting was called to order at 4:32 pm by AnnMarie. The meeting was held in person at the General Wait House and online via Zoom.

2. Review agenda for addition, removal, or adjustment of any items

No changes were made to the agenda.

3. Public Forum

It was clarified for Michelle that a new outlet is not needed for placing a standard size refrigerator in the FMR lab.

Michelle provided some information regarding the lab sink's faucet, noting that the line was to be flushed and the water quality tested, but that she had not yet received an update, and that there is still a green discharge coming from the faucet. York confirmed that Steve from Clearwater would be at the lab on Friday, April 10, and AnnMarie reported that Pring Plumbing recommended that the faucet be replaced. It was noted that the hot and cold water is hooked up backwards.

Ira then spoke of the carpet in the FMR office, indicating that it is preferred that the carpet be removed following the building's having experienced some molding. York will confirm that the most recent possible installation date was in 1999. Ira explained that they would like to remove the carpet, but don't want to disturb any potentially hazardous materials underneath. It was agreed that Joe Steger would inspect the flooring beneath the carpeting in order to determine the extent of work needed. Ira indicated that FMR is willing to contribute labor and funds towards replacement flooring.

4. Approval of Minutes

The Minutes of March 2, 2026 were amended and approved.

5. Current Status of the GWH from Tenants

Ira had nothing new to report from tenants regarding building needs, noting that they are working to get a new printer in the MRVPD area hard wired.

It was explained that Michelle from Waitsfield Telecom would be meeting with Beth regarding the lack of suitable internet connectivity in her office. York reported that no quote had yet been received regarding cable configuration changes at the building, but noted that both cybersecurity and access will be addressed through the changes being planned.

Ira mentioned that tenants have been holding initial conversations regarding potential changes to the structure of how space in the building is used, but no tangible concepts have yet been outlined.

6. Long-Term Committee Report

- Stabilization of Dairy Barn Foundation – AnnMarie outlined this project, which will require removing the connector space as well as the interior structures of the dairy barn, except for the cute staircase. The building will then be raised so that a foundation can be poured, then lowered onto and tied into the slab. AnnMarie reported that the Selectboard had approved the Commission's moving forward with fundraising for this project.
- Designs for Toilet Room Layout – This decision regarding where in the dairy barn to locate toilet rooms is on the horizon, and will likely be impacted by plans for future connection to the wastewater system.
- Public Outreach Event Date and Venue – It was agreed to hold an outreach meeting in the carriage barn on Wednesday, June 24 at 6:00 pm, and to potentially offer child care and pizza. AnnMarie and Fred offered to write up a notification for publishing in the Valley Reporter and on Front Porch Forum.
- Event with WHS for Semiquincentennial – nothing has yet been determined regarding a type or timing of event; this item was tabled until the next meeting.

7. Short-Term Committee Report

- GWH Budget Status Report – A report was included in the meeting packet; York explained that the spreadsheet will be reviewed when Sandy Gallup is available. He confirmed that the Reserve balance is \$56K. Fred asked that the Commission's appreciation for Sandy's work to clarify the Commission's budget be expressed, and asked York let Sandy know that her assistance has been helpful.
- Internet Cybersecurity – York noted that Champlain Telecom is working on putting together a quote for this work.
- Maintenance Projects underway – Repair of 9 windows, Paving of the Parking Lot, Documenting the Dairy Barn, Plaster Ceiling, LED Lights, Metal Gutter over Entrance, Repair the FMR Lab Faucet, Exhaust Fan in Upstairs Toilet Room through Chimney
Fred and AnnMarie reported that the window work, the paving, and the photography documentation expenses had all been approved by the Selectboard. Joe Steger will be providing estimates for the ceiling repair and the gutter installation. York indicated that the proposed exhaust fan work may not be feasible/suitable, but that he would confirm with Joe whether or not to move ahead with this. Fred reported that he had put together a price estimate of \$550 for the gutter and downspout materials.
- Maintenance Work Completed: Numbers on Doors, Evaluation of the FMR Faucet
Charlie Hosford provided numbers for the doors throughout the building; AnnMarie will put together a thank-you card and a Valley Reporter recognition of Charlie's assistance. Fred noted that the LED lighting changeover had been completed; York reported that he had set up the temperature alarm and is working to have it connect to his phone. Richard had followed up on his offer made at the previous meeting, and left some trivets in the kitchen for tenants'

use. Ira will check with other tenants regarding a color choice for the upcoming painting of the kitchen countertops. Fred will look into having an electrician repair/install exit signage.

8. Other Business

AnnMarie reported that she had written a notice for the Valley Reporter announcing there was a Commission vacancy, and noted she would post the same to Front Porch Forum.

9. Adjournment

The meeting adjourned at 5:55 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary