



# THE MILLER'S RUN

Wheelock Community Initiative <https://wheelockcmty.org/> Email: wheelockcmty@gmail

Phone: 802-626-3109 and leave a message

## OCTOBER CALENDAR

**MONDAY Oct. 18, 6:00 PM**

### SELECTBOARD MEETS

Hybrid format: in-person at Town Hall with masks and distancing, or online, or call in.

**Online:**

[meet.google.com/cre-crsm-qxr](https://meet.google.com/cre-crsm-qxr)

**Call In: 1 413-471-2174**

**Enter Pin: 325 697 155#**



**SATURDAY Oct. 24**

### MAIL YOUR BALLOT

to ensure it arrives by **Nov. 3**, or hand-deliver it during regular office hours. The Town Hall polling place will be open **11/3, from 10-7**, to either vote in person or drop off your ballot.

**Did not receive your ballot? Not registered? Contact:**

Vanessa Seguin, Town Clerk  
626-9094

## 10/24 Town Hall Project Outdoor Community Meeting

**T**he Town must comply with the April 2020 agreement with the **U.S. Dept. of Justice** to ensure ADA (Americans with Disabilities Act) access or risk a law suit.

The DoJ timeline is reasonable, however, there are many steps to completing the design proposal, bond vote, and bidding, before construction starts.

The **Facilities Taskforce (FTF)** has been meeting regularly since March (mostly on-line) reviewing prior Town Hall ADA proposals, considering current and future needs, and consulting with regulators, engineers/architects, funders, and more. The FTF has also worked on ways to address our town garage needs. Ryan Hanrahan, chair, and members Steve Amos, Enid Ellis, Shane Lanphear, Hèlène Millas, and Eileen Boland volunteered many hours to these tasks with grant writing support from Selectboard member, Ann Lawless.

Wheelock residents attending the “Wheelock’s Future” meetings in Jan./Feb. 2020 agreed on the importance of regular communication and voter input on how we address the Town Hall ADA violations. With a “*Small Grant for Smart Growth*” from the Vermont Natural Resources Council, the FTF is holding a community meeting to share the status of their work and findings on **Saturday, Oct. 24, 1:00-3:00 (rain date 11/4).** **Covid safety concerns require an outdoor meeting.** FTF members will share information, seek your ideas, and answer your questions. There will be **free food to go** prepared by local vendors.

**See page 2 for more details >**

## Message From Town Clerk Vanessa Seguin



**Taxes are due, Friday Nov. 6: Special office hours 9:00-2:30.** The regular office hours listed on the tax bills were incomplete—**Tues. 12:00-5:30; Wed. 9:00-2:30; and Thurs. 9:00-2:30.**

Please wear a mask and sign in when you come in.



### Selectboard:

Jason DiGiulio, Chair  
Ann Lawless  
Bobbi Jo Norcross



## Town Hall Survey

### 62 surveys returned

Surveys were included with property tax bills mailed to all Wheelock property owners—at no cost to taxpayers. An on-line version was also available.

#### Main Concern?

- 73.02% Cost
- 20.63% Restore & Improve Current Building
- 6.35% Other

#### Prefer Restore or Build New?

- 48.28% Restore
- 51.72% Build New

#### Should facility have a kitchen?

- 73.77% Yes
- 26.23% No

#### If “build new” what should happen to current Town Hall?

- 39.22% Sell it
- 27.45% Keep & maintain it
- 17.65% Manage as rental
- 3.92% Abandon it
- 11.76% Other

#### If “build new” should it be a combined Town Hall & garage?

- 72.22% Yes
- 27.78% No

Survey comments will be available at the 10/24 Meeting. Ideas for future surveys are under consideration.

## Community Meeting Topics

### The U.S. DoJ, the ADA, and the Wheelock Town Hall

The agreement outlines three stages to comply:

**Completed Two:** Easy/No Cost Items + Minimal/Low Cost Items

**Need to Complete:** Difficult/Costly Items

#### PROJECT GOAL:

Comply with Town Hall ADA needs in the most cost-effective way

#### EXPLORED:

- ✦ Many options for making the current Town Hall ADA accessible
- ✦ New purposes for the current Town Hall
- ✦ Selling the building: restrictions likely; creates new red tape/costs
- ✦ Building a new town office facility
- ✦ Combining a Town Hall/town office/garage into one structure
- ✦ All options explored with regulators, engineers, funders, & more

#### TOWN GARAGE

A building with many serious deficiencies. Plan is to address Town Hall first and create a replacement proposal/budget for the town garage as the next step in a comprehensive town facilities plan.

#### LEARNED:

- ✦ In a FEMA floodplain location, so any more investment is risky
- ✦ Too small for all vehicles; doors are not regulation width
- ✦ Floor drains empty directly into the river
- ✦ New septic system not possible; renting a porta-potty at \$1320/yr
- ✦ A combined Town Hall/garage structure requires a sprinkler \$\$

#### HOW TO PAY FOR ALL THIS?

With cost identified as the main concern in the survey (see left side panel), the Town is committed to seeking grant funds for any needed planning/technical help, plus any project approved by voters.

#### FUNDING FACTS:

- ✦ Grants do not need to be paid back
- ✦ More grants are available to support historic structure projects
- ✦ Loans must be paid back, usually with a 30 yr. note
- ✦ More loans needed for new structures not related to historic ones