

Budget Committee
October 9, 2018
Meeting Minutes

Present:

Chair- Rob Glassett, Shaun Lagueux, Joe Caristi, Dave Carr, Scott Sanschagrin, Walter Waring, Les Dion, Janet Cavanagh, Bob Emerson, Betsy Schneider, John Sellers, & Paul Simard.

Absent: Eric Rouille

Others Present: Nik Coates, Bob Blanchette, Brian Gehris of Milestone Construction, Cris Solomon of Samyn Delia Architects.

Call to Order:

Committee Chair Rob Glassett opened the Public Hearing for the proposed Special Town Meeting Article #1 at 6:30pm.

Rob Glassett read Article #1 which is to raise and appropriate \$899,637.00 for the land and buildings at 5 School Street and for the final design and renovation for the new Town Office building with \$250,000.00 to come from the unassigned fund. Authorizing the issuance of not more than \$649,637.00. He also said that this article can't be amended and whether or not the budget committee recommends this article it will still go to town meeting. He then opened the meeting for discussion. Nik Coates introduced Chris Solomon and Brian Gehris to the members and the audience saying they will give a basic overview of the project. Chris Solomon said that there is about 3K sq. ft. on each floor and that the assessor & tax collector along with the main meeting room & voting would be on the first floor as it is ADA compliant. It has electric baseboard heating which is expensive so we have proposed a heating & cooling pump system. The second floor would have the administrator, finance, IT, and reception. It will also have a large space for future expansion and storage. He also said the building has a lift and elevator. John Sellers said electric heating is very costly. Nik Coates said he spoke to Eversource and there are 11 meters in the building right now and the cost was approximately \$18,000 to \$20,000 per year. He also said that if they do purchase the property there would only be one meter. A resident asked if the system would have a shorter lifespan because it will heat & cool. Chris Solomon said he had never heard of that happening. Bill Dowe resident said that there are 16 items in the preliminary budget and that they are working pro bono right now. However he doesn't think the details are complete for each item of this article. If we vote to acquire the building then there will be an RFP process. Brian Gehris said that they went over the budget and he has contractors that send him proposals with approximate pricing. Chris Solomon said that as they get more details they will produce the next level of drawings for the project. It will come together. Betsy Schneider said she thought \$60,000.00 was a lot of money for electrical work. She said she would like to see a breakdown for the committee and the residents. Brian Gehris said they are reworking the lighting and would get a breakdown. Les Dion asked if they would be using local contractors so everyone can bid on the project. A resident asked what the advantage was to moving the front door when nothing is wrong with it. Chris Solomon said that they wanted to have a vestibule and to only have one main entrance. Joe Caristi cautioned that taking the lower bid most of the time means lower quality materials. He said you need to balance it both ways. Rob Glassett mentioned that there is a construction management fee of \$18,000.00 included in the price. Nik Coates said he would like to address snow removal while they are working on the building. He said that highway would plow the lot and that the contractors would do the shoveling. Rob Glassett said the RFP's have to wait until this article is approved. Paul Simard said that it is the committee's job to look at the project financially whatever we approve is what the bids will come in at. Les Dion reminded everyone that we are all taxpayers and we are all concerned. Carol Huber

resident said she thinks that \$899,000.00 will not fly with the voters. However she thinks that we should buy the building and see how it works before renovations are done. Resident said that he has been in town 40 years and that he was all for the building. However it is all about what the town will spend. He said we need to come together as a town to buy the building and make the improvements and he would ask the committee to move forward this project forward. Barbara Greenwood resident said that she has not found one person against buying the building but they are concerned about the costs. She also said that the special town meeting would bring the people out. A resident asked what a bond of that amount would be for an increase in taxes. Don Milibrand selectman spoke and said that it would depend on the term of the loan. A ten year loan would cost the town approximately \$75,000.00 per year at a tax increase of about \$1.00 per thousand. He also said that he has heard people say to stretch the loan out. Then he spoke as a resident saying he is in favor of the project that he has faith in the town. The budget committee's job is to decide if they want the project. Betsy Schneider said she is in favor of the building, however she can't vote yes because of the costs to renovate the building. Lorraine a resident said this is just a guesstimate a rough figure. We need to get the people out here. We need to buy this building the town needs to think positive. A resident spoke and said that this needs to be discussed on the floor before we do vote. JP Morrison said that the bids will come in and they will all be different. If we are going to do this we need to do it and do it right. However it needs to be complete before moving the town offices in. Rob Glassett asked if anyone else had questions. There were no more questions he motioned to close the public hearing at 7:45 PM.

Rob Glassett opened the regular meeting at 7:54 PM and asked for a vote to recommend Article #1 to town meeting. He also reminded everyone that a no vote would still move the article forward to town meeting.

Review and approval of the minutes from September 24, 2018. Shaun Lagueux motioned to approve the minutes of September 24, 2018 as written, seconded by Les Dion the vote was **10 in favor – 2 abstained - 0 opposed** and the motion passed. Shaun Lagueux said he is in favor of the article and he understands the concern but said we are crazy if we don't do this it's a very good price for the building and other people are interested in it. John Sellers said he would have to vote against it. Paul Simard said there is not enough information. Joe Caristi said buying it is a good idea it's the renovations the people are stuck on. Rob Glassett said he is in favor but he wants to see the other numbers. Walter Waring is also in favor. Les Dion said she is in favor and she thinks it's a great move for the town but we need to do it right the first time. She is in agreement with JP Morrison. Betsy Schneider said she is in agreement with Rob on getting the numbers. Rob Glassett said that the cost of lumber has increased and asked if anyone else had further questions. He asked for a motion to recommend Article #1 to town meeting. Shaun Lagueux motioned to recommend Article #1 to town meeting, seconded by Les Dion the vote was **8 in favor – 3 opposed – 1 abstained** the motion passed.

Correspondance:

There was no correspondance

Old Business:

Rob Glassett said when they met with the department heads they were open minded with bringing more information to the table for the budget meeting with them. They felt that 3% was a good figure to start with and will move forward to use Joe Caristi's matrix with the four points. Paul Simard said he feels that the effectiveness wears off meeting with the department heads all at once. He would rather meet one on one with the department heads. Nik Coates said the round table with them would be a good start. Joe Caristi said his form is just a reference point and a common and effective way to come to a decision for the Select board and Budget committee. John Sellers said that it's a good idea but it's late in the season

to be asking them for the information early. Nik said they want to make an effort to do this. Les Dion wants to see what their needs are. Rob Glassett went on to say that it's too late to schedule the department heads separately this year we will need to do this early for next year.

Member Comments:

Paul Simard asked about the sale of the dam and what impact that would have. Nik Coates said the town has to agree to the sale and that the price is the true value. He said the sale came through and it's still in court with eversource, fairpoint and others. Paul Simard asked if we would be hit with a fee for the poles. Nik Coates said there is municipal space on the poles.

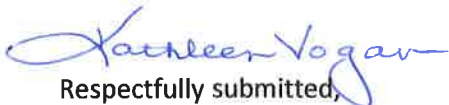
Staff Comments:

There were none.

Adjournment:

Scott Sanschagrin made a motion to adjourn the meeting, seconded by Shaun Lagueux the vote was **12 in favor – 0 opposed** and the motion passed.

The meeting ended at 8:20 PM and the next meeting will be October 24, 2018 at 6:30 PM


Respectfully submitted,
Kathleen Vogan, Secretary