

Minutes of the Municipal Building Committee

May 4, 2015, Town Hall

Present were chairman Paul Newlin, Virginia Allis, Adelia Bardwell, Anita Husted, Judy Markland, Fred Orloski and Darcy Tozier. Also present were Dan Denehy and John Wroblewski.

The minutes of the April 21 and April 27 meetings were approved as submitted.

There was a discussion of the scope of work for the conceptual design and cost estimate projects for the WRMLS building and for town hall. Paul confirmed that HAI was being asked to present designs for both town offices and SCEMS at WRMLS and that the assignment would include an assessment of the property's physical state.

Paul noted that Jones-Whitsett has proposed to do designs for a community center at town hall for \$8300. Judy commented that the company's earlier \$10,000 proposal had included town office designs in the building as well and recommended that, since the incremental cost was only \$1700, the committee ask for those designs as well. On a 4-3 vote, the committee decided not to include town offices in the town hall design work.

The next topic was whether the date of the debt override vote on the WRMLS building purchase should be included on the ballot for the June 9 town elections or delayed. The architects are being asked to make their final reports by June 1. Judy noted that there would be very little time for the findings to be made public and that it made sense for the town to be able to vote for the building purchase and the rehab costs at one time. John Wroblewski stated that the town meeting vote was overwhelmingly in favor of purchase and that townspeople were tired of delays.

Delaying the vote would mean incurring additional costs for another election, unless the vote were included along with the rehab borrowing vote. Judy noted that payment for bond counsel and financial advisors is very expensive and would have to be done twice if there were two separate votes. Virginia commented that election costs aren't too high, the biggest expense being for programming the electronic voting machine. Paul wondered if it might be possible to put the debt item on the ballot and then pull it nearer the election if there appeared to be delays in the process. The town clerk confirmed by phone that the ballot needed to be finalized in the next couple of days so that it can be printed and absentee ballots made available, and that no change could be made subsequently.

Judy moved that the committee recommend to the Select Board to delay the borrowing vote until after the next special town meeting to avoid duplicate borrowing costs. Virginia seconded the motion, which failed on a 4-3 vote.

Paul will consult with both HAI and Jones-Whitsett and try to arrange a date in the near future agreeable to both for the committee's next meeting.

Respectfully submitted,

Judy Markland