

Minutes of the Municipal Building Committee

October 13, 2015 at 6pm, Town Offices

Present were Chair Paul Newlin, Virginia Allis, Adelia Bardwell, Jonathan Edwards, Anita Husted, Dan Kennedy, Judy Markland, Fred Orloski, Ed Sklepowicz, and John Wroblewski. Also present were Mark Pruhenski and Dan Denehy, and Deerfield resident Bruce Hunnen.

The minutes of September 14 were approved.

Mark reported that town counsel says we need a signed lease from SCEMS before undertaking any financing on its behalf and that it would be less costly for one town to borrow than for the three to finance their shares independently. The town can recoup the other towns' shares of the borrowing cost through rent payments. Jonathan stated that having Whately borrow is the logical approach. Fred advocates that each town finance its share to avoid Whately's being on the hook for the payments.

Bruce Hunnen noted that there was a discussion of the SCEMS enterprise fund at a recent BOD meeting and that after the fy2015 budget surplus, it stands at more than \$500,000. This may be used for any capital improvement after approval by town meeting in each community.

There was a brief discussion of the article in local papers that Deerfield is exploring another option to locate SCEMS.

The subject shifted to the amount of rent that SCEMS should be charged. Jonathan noted that they are currently paying Deerfield \$36,000/year. Bruce noted that payments to Sunderland and Whately bring the total rent to more than \$40,000. Jonathan said that the rent charged should not include debt service on the building purchase and that \$36,000 was a reasonable rent to continue to charge.

Judy noted that a typical commercial tenant would pay rent to cover its share of debt service and that it is most appropriate to start with the amount of costs for things like insurance, water, maintenance, etc. that Whately will be paying and calculate the rent from there. Mark will get an updated list of the costs of operating the building. John noted that commercial rents in the area indicate a rental fee of about \$29,000.

It was agreed that Whately should have two separate bond issues to cover its own rehab costs and the SCEMS' expenses.

Discussion turned to the next steps on the Town Hall building. Judy noted that the deadline for CPA applications for projects to be voted on at the annual town meeting is December 8. If funding for bid-ready designs is to be sought, the application must be in by then. She also reported that the Historical Commission would like to work with the Building Committee on the project and is willing to draft the application. After some discussion it was agreed that an application should be submitted to the CPC. The next meeting will be a joint meeting with the Historical Commission to discuss the details and it will be on Nov. 2 at 5pm.

Respectfully submitted,

Judy Markland