

## TCP Building Design Committee

Gregory Roy, Chair  
David Blatt, Vice-Chair  
Michael-Ray Jeffreys, Member  
Brian Lehtinen, Member  
David Passios, Member  
Matthew Allison, Member  
Kristina Masaitis, Member



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### TCP Building Design Committee 11/10/21

Members Present: Gregory Roy, David Blatt, Michael-Ray Jeffreys, Brian Lehtinen, David Passios, Kristina Masaitis

Town Employees: Megan Lordan

Community Guests: Peter Beardmore, Chris Menard, Susan Carr

Call to Order: 6:41

Public Comment from the Board:

Dave Passios has concerns about all the money that they plan to spend in the next few years. Concerned that the presentation will not be able to show the space of what the building will provide and that the public won't think that there will be. Dave is also concerned about passing over the articles at town meeting as these articles have been pushed under the rug and the opinion of the town is not well heard when the select board passes over the articles.

The number from Turkey Hill are numbers of projects that have occurred and been brought up over the past few years and added in increased cost at the average acceleration. This number does not include the future population needs. TCP renovation assume a 30% spike in inflation and now

Discussion of Proposed Warrant Articles/Review Town Meeting Presentation:

Dave is concerned about the presentation pictures and whether or not they are too fuzzy. The slide is the first slide and there is a need to present a good quality of presentation.

Public Forum: 7:01

Chairman Roy begins to give presentation talking about the reason this project has started and the history of it. The cost analysis and what the different uses of the building will be. There was an update on what the committee has been doing since spring town meeting and opportunities that have been taken like looking into a new building all together

There was an explanation of the cost and how they were retrieved by the architects reaching out to subcontractors and getting real time costs of projects, labor and materials.

Dave Passios expressed that the numbers may go up and that there is a need to look at the data that is presented today and to consider it.

Information on article 8 presented by Michael-Ray Jeffries. This will allow the town to study and go through the process of starting the project of building a whole new town hall. Mr. Jeffries became to talk about how town projects are the development of the project. The use of the building will combine many different needs for town, school and community. He talked about the needs of the current town hall and the structural damages that are in it at this current time. There is a large need for better storage that is OSHA compliant. There is a lot of asbestos and mold as well as current rooms that no one can go into at TCP. Building a new town hall will fix these problems and then create a new community events space and create a sense of community and preserve town center. Mr. Jeffries went through the history of the project and the start of the TCP Design Committee.

#### Public Comment:

Peter Beadmore, 282 Pleasant,. We have been put into a hard space because there is hyper inflation due to the pandemic. When funding was approved for this project this would be a smart way to fix the needs of the town. We weren't thinking about the codes that the building needed to get up to before we used it. This has been a long process and there was lots of work put into finding out what needs the building had to meet. As times changed there was a need to do an apples to apples comparison. There is a thought that we need to spend all this money for what the building was set to make and not what can we afford and how can we use this money to get what we need not how much money do we need to get what we want. Beardmore does not think that we are at a point where we can build this building and get what can afford and can support from the community.

The town financial advisor has run a report on what the average towns person will be contributed. (Pulls out wallet). This will be funded by the taxpayers and they will be supporting what will happen to the Turkey Hill School.

There is a concern if we stay in this inflationary period then we will have to ask the taxpayers to increase their taxes. Asking the taxpayers to be paying this is not feasible and this will put us well beyond the tax service levy. We should wait another 6 months to get a better idea and we should make sure that we think about historical preservation with Town Hall and Ritter building.

#### Board Public Comment:

Mr Jeffries does not agree with everything that is said. We did not start this thinking it would cost this much. There is not a lot of good history on going back on costs of projects in the town. He does not want to support going forward with this project for now and going back to see if there is a better way to go about this. The work of this committee has been stellar and that in the spring there will be something better that they will come up with. There needs to have a shift in the community as to where the money should be going and that we should pull back from spending all our money on children and working on the rest of the community. If we say this should cost x amount of dollars then this is not something that is going to be set in stone. The town employees are not working in acceptable conditions and if we keep pushing it the cost will continue to go up. 6 months is perfectly acceptable to say not 6 years.

Kristina: Kids go to TCP and having it sit in the state that it is in then that is unacceptable. There needs to real solutions to problems instead of continuing to put band aids on it.

Dave Blatt: When the committee started it was clear the town really needed something more from the building than just offices. This towns needs to step up and do things now instead of letting it get pushed under the rug. If this gained support the amount the building could do would be endless.

Brian Lehtinen: People don't always realize the disrepair that these buildings are in and that there is a need to do something now

Dave Passios: There is a need for citizens to listen and show up to the meeting and to have a full discussion. The committee has made solutions that they were tasked to make and there is nothing that they can do till the voters decide.

Michael-Ray Jeffreys: Seniors are very nervous about the cost of taxes raising so much and what this project would do to them. Their taxes are higher than their mortgage ever was. There is a need for senior tax relief and that it would hit the tax payers but that is something that is needed.

Greg Roy: This committee was tasked with a specific task. The charge was to develop a cost estimate for the renovation of TCP for school and town uses. It was then expanded to allow give an apples to apples cost estimate for a new building. Should the town renovate an old building that will still be old when its done or should they create a new building? The committee has no choice to decide whether or not to pass over them that is the job of the selectboard but the committee has to still present no matter what. It is not appropriate to pass over as a committee.

Greg Roy speaking as a member of the public: There is still a need to rethink what is going on whether or not we should move forward and that the financial impact is too much and it very compelling. Something that should be reviewed. People need to come to the town meeting and there is a need to listen to what everyone has to say. The numbers will always change and no one will ever like the numbers. He looks forward to hearing what people have to say at the public forum.

Motion to End forum by Greg Roy, Second by Dave Blatt. All in favor

#### New Business

Dave Passios The ledger will have a brief explanation of the three articles and what they accomplish. If both articles fail what will the committee be working with to find out new information. Dave Passios looks forward to seeing what the citizens have to say for the future of the committee

Michael-Ray Jeffreys advises that they do not make a recommendation despite what the selectboard has asked.

#### Adjourn

Motion to adjourn by Greg Roy, Moved by Dave Passios Second by Kristina Masaitis. All in favor.