**MIDDLESEX FACILITIES IMPROVEMENT TEAM**

**Organizational Meeting**

Monday October 13, 2025 - 5pm Meeting

**Present:**

Dave Magida – Chair
Zara Vincent – Vice Chair
Dorinda Crowell
Larry Rooney
Jay Files
John Lund
Eric Metivier
Dexter Lefavour
Kevin Thompson
Sandy Levine
Ken Davis
Susan Clark

**Via Zoom:**

Lauri Scharf representing the Energy Committee

**5pm** - Zara started the meeting by thanking everyone for coming and participating and asked if anyone wanted to chair or nominate a chair

Sandy gave reasons why Dave Magida would be great and nominated him. Kevin Thompson seconded. All in favor

Need Note taker. Zara to take notes tonight.

Dorinda nominates Zara for Vice Chair seconded by Eric, all in favor

Dave gave a little history of renovating Town Hall. Problem was the renovations were too expensive. Let's take a broad look. Let's not go down a path that we know will dead end. Opened to general comments.

Dorinda - Highway garage is in much worse condition than town hall, we should look at combining the two under one roof and where that would be located.

Jay - as a town employee nothing has ever been done to Town Garage. Time to do something.

Dexter - we have 50 years of deferred maintenance on Town Garage. Town Hall needs septic (suggested years ago) would like to see less deferred maintenance and more slow progress on fixing.

Dave - You can't put off items forever and thinks SB knows and is willing to move things forward.

Susan - Knows nothing about architecture or roads and garage, but does know about community building. Sees incredible opportunity. Thinks people are very aware of the incredible road crew we have and there is a real place in our hearts to make changes. We want to support our employees. Calais has 8 locations to meet and we should have spaces too to come together to be a Middlesex resident. We did not get MERP grant because we are "too rich" then we are really ripe for more fundraising to raise the level of the kinds of things that we can do. A thing we can do together $5 or more. Need more fundraisers.

Zara - would like to see one building with Town Hall and Town garage combined. Would prefer it is by the school where we own the largest plot of land and feels it could encourage tax revenue and growth of businesses in that direction near rte 12 and that in the future the Town could buy the nearby school for $1 if there is future consolidation.

John – has background in construction and remodeling so he wants to see if he can help with ideas for design and building and efficiency and to think about what it takes to move or level a building and what to do in the interim and help to keep costs down. Thinking ahead for future expansion. Also feels not deferring maintenance would be better policy

Kevin – interested in seeing that we are planning not just for the present but for down the road. Right now both spaces are not pleasant. That said, town garage is a much higher priority.

Dave – This is not supported by the town plan. We would need to change town plan would SB be willing to do that

Zara – yes and we can change it before it is due per the state person I asked.

Eric - it makes more sense to build where the Town Garage is based on being

Larry – I think the SB needs to be open to anything. He is learning more about everything but believes we all need to be open to what is really happening and what is reasonable financially and how bad things are.

Sandy – has hesitation about combining town offices and trucks coming in and people wanting to do title searches. Laments the loss of history in town including wanting to honor the Town Hall, that said this location has too many problems and is open to something new maybe one story so we have accessibility since elevators are so expensive and difficult when people come in to vote. Can we combine uses? Whatever we have should be both affordable and supported by the Town people. As far as town

plan, they are words but they do reflect the wishes of the town plan so it isn't the SB it is what do the people of Middlesex want. How many town centers do we want?

Dave – wants to concentrate on things that are real possibilities to present. Not an easy process and some people will be unhappy regardless. Need to have the town involvement and support all along. Lets zero in on a few options. Reasonable options and narrow it down.

Lauri - on Zoom representing the Energy Committee, says to Larrys point – sometimes things take many iterations and maybe now townspeople will latch on to the idea of the amount of issues with these buildings. Consider lots of options. Approach with open mind.

Dexter – line items on upcoming budget like radon and septic system could be address in the next 2 or 3 months.

Zara – we are getting insulation, heat and septic is already in CIP and decision is to be finalized this month or next. Septic is past due for being replaced according to budget it was already allocated in the CIP

Sandy – re doing Insulation and heating with energy recovery to ventilate the radon and is in the budget for this year to be completed by July 2026. With idea being it will be paid back either with savings or in the sale of the building.

Dave - is there a Time limit to present to SB?

Zara – I think we want to have something to present at the March Town meeting at least in 3-4 concepts as you said so we can get input and feedback on those so we can move forward with details on engineering and costs associated for the next Town meeting, and get people involved or knowledgeable about the possibilities.

Dorinda -there is a fire dept bond that is going away, and what will happen if career center goes to bond? We are also in town reappraisal which we anticipate will lower the tax rate which may make folks more amenable to spending the money on this. Hopefully.

Dave – First step Conceptual, Second schematic, Third design development and Fourth construction documents. First we decide in terms of concepts and narrow to 3 and then we will keep SB updated on a regular basis. So this is a committee project

Susan – we know some things from what community wants but how much info do we have already about what town wants and needs from past surveys or public meetings?

Sandy – yes there were meetings and survey but was not deep dive.

Dave – explained conceptual design. Don't dismiss out of hand. Get to concept we want so we don't do detailed analysis on too many concepts.

Susan – not against anything just wants to make sure we are answering what people need.

Read about public places online. Has what Calais said about town hall etc.

Dave – We are almost at time 6pm so when can we meet not on a Monday? We all determined 5pm on the first Wednesday of the month. Suggests we will need engineers. We address code issues and old problems while looking toward the future.

What are glaring deficiencies that must be addressed by this committee?

Homework –

1) list of what needs to be addressed either by new construction or repairs. Please email Dave.
2) Start working on conceptual design. What would you like to see in the finished product? Let's share with each other. (email to Dave)

Dorinda – talked about that we had a plan and she thinks that while it was not passed we have some good concepts but at the time we were so in debt the problem was the timing and the price.

Sandy - will share link to that info but it should be on WNM
https://www.whatsnextmiddlesex.org/

Zara and Sandy explained a bit of open meeting laws – quorum, rules of thumb, etc. never reply all.

Zara - We can break into smaller teams. No more than 6 per team to avoid quorum.

Dave next meeting Nov 5, Wednesday at 5pm. Send homework before to Dave for discussion next meeting.

Susan – could Town hall be sharing systems but have separate "buildings" but share heat etc.?

Jay – he thinks some towns do it that way

Dorinda – explained all the reasons why Eric has to drive all the way to Town Hall, scanning, signing docs etc.

Lauri – SB talked about capital plan and townwide expenditure?

Zara – The Budget committee has been tweaking numbers as we get them all year and just starting to get together for 26-27 budgeting season to present to SB in Dec

Zara motion to adjourn, Dorinda seconded. **Adjourned 6pm**