PRESENT:
Susan Clarke
Jay Files
Dexter Lefavour
Dorinda Crowell
Eric Metivier
Kevin Thompson
Dave Magida
Zara Vincent
Ben Abare
Larry Rooney via Zoom
AUDIENCE:
Kimberly Jessup

Facilities Improvements Team Minutes 11/5/25

5pm – Welcome – Team did not have minutes will approve next meeting. Will ask Carol and Liz if it is possible. Need note taker

Approve tonight's agenda. Motion to approve by Dorinda seconded by Eric. Dexter wishes to talk about septic radon and boiler.

All in favor

Issue with design & review board needs facilities Dec 3. Kevin has 3 claims. Would like to meet same day but at 4:30 start vs 5pm start so the next group can meet

Dave learned about zoom Dorinda, Sandy, Zara all can get zoom going

Logistic to getting meeting started, minutes agenda, posting etc

Dave got interesting comments via email and in person. Understand relationship with select board, deliverables, something to be ready by March Town Hall. If voters are asked to approve any expenditures the voters would have to approve that via vote. Not to approve a bond. SB can put in as a line item as opposed to a special article. It would have to be ready by Jan to get the warning out. No one thinks this will happen before January.

Dave explained what he meant regarding the hiring of outside consultants (engineers, architects, cost estimators). Whether or not outside consultants will be hired and the work they will be asked to do will be discussed at a later date after the initial evaluation of building needs by FIT.engineers etc.

Kevin – we ask in March does not come available until next fiscal year so we do want that line item.

Dorinda – we need to inform the community Zara we need lots of outreach. Perhaps survey.

Dexter – we could do a special election as an option if something gets urgent

Zara explained final need for formation of committee

Dave – we want to look at various options to submit to the public and we could break into smaller groups to work on the town hall or the garage. ? Garage has been deemed unsafe for equipment.

Susan maybe in looking at assets we can sees a list of road type things vs roads vs buildings

Do we own Rumney? No – Susan says we can approach them like we do camp mead.

Dave – clearly the priority needs are:
Life/safety

Code compliance

ADA

Energy efficiency

Hazardous materials management

Critical deferred maintenance

Compliance with town plan

Affordability

Functions (e.g. for town hall: space for town clerk, listers, meeting space, etc.)

life safety , town plan, ada , safety, goes on and on.life safety issue not being addressed it needs to be a high priority for this committee.

Susan – talking about other issues, coffee shop, cheap or fast? This is hard…

So that's the conversation we can change the town plan we can let's make sure we name all of those . fundability, will town pay for it.

Talked about town plan THIS MUST BE CHANGED

Dexter – we should think about what functions we need, clerk, listers, administrators, meeting space, what is important – salt storage, truck & equip storage we should go through all the functions to figure out scope of needs.

Dave – is it going to be this committee discussing what is affordable and what is not.

Dexter – doesn't know what we have for $$ or lines of credit. Let's make sure Budget committee knows what is happening.

Dorinda – is helping the budget committee so she and Zara will inform BC

Zara answered questions re : Radon (being addressed taken care of) heating system has been approved, septic dollars are there.

Kevin – discussion of how much the heating system will or will not costs. Zara tried to explain, Dave explains this is not the purview of this committee.

Larry – Dave breaking into committees suggests 3 committees break out and see what is needed and break things out and get organized in committees

Dave – Life Safety, Code, Energy Efficiency, ADA, Town plan, affordability, functionality

Dave – comment – look at renovation townhall, renovating garage and other options, should we combine the two.

Susan would love info on which one is one of these a hotter priority?

Dave visited garage and that is shocking the number of code violations, safety issues, on and on the items to be addressed is shocking. Issues.

Susan – when Town Plan was done she did visit the garage and it seems like we have been focusing on town hall with radon, heat and septic. Thinks this info is important

Look at this building and garage and merging those facilities into 1 dexter says 5 buildings, Susan upset about 1 building. Should we have a civic hamlet and do buildings one by one?

Dexter says site by Rumney is maxed out for septic the field is basically a wetland

Dave – what kind of committees do we want to form?

Eric – leaving here to go all the way to West Hill is difficult for the crew to handle the roads

Eric – what about the Town Pit on Notch Rd? We own that land too.

Kevin – is that more central for you Eric – No but it's closer

Dave – what is available in terms or facilities, land, repairing or new. We can compare the functions to the work being done then deciding what the best way to get things done.

Dorinda for any facilities sq footage should be planned

Jay – aren't both facilities under sized?

Kevin – ne we took care of that issue by moving Listers so SQ Footage we don't need more than what we have. If we retain this building we have no vault space left and radon, and

Dorinda – once you do any work on this building you have to address change ADA

Zara – reached out to Linda Jackson and the value of the Town Hall and was appraised loosely for ~ $500K

Garage new or used, Townhall new or used, or merging into one?

Dexter wants to look at more than 2 buildings

Dave – looking at all options. Together we can look at affordability.

Susan – for the record she is excited about supplementing fundraising vs bonding other options talking to wealthy Middlesex residents?

Dave – should we be involved in hiring pros – Zara & Dexter – let's look at reaching out to experts locally to volunteer before we hire out.

Dave – committees formed. Taking into consideration the function of that group and the best way to tackle.

Townhall Facility = Dorinda, Kevin, Susan, Dave, Larry, Sandy

Garage Facility = Eric, Jay, Zara, Dave

Each subcommittee should evaluate the following high priority items by December 3:

Intention of subcommittees –
Life/safety

Code

ADA

Energy efficiency

Hazardous materials management

Compliance with town plan

Affordability

Functions (e.g. for town hall: space for town clerk, listers, meeting space, etc.)

Life safety & Codes, Non-discretionary deferred maintenance, and facilities needs / function by Dec 3

Eric motion to adjourn Zara second adjourned at 6:06