

Minutes
Capital Improvements Planning Committee
February 7, 2011

Attending: the entire committee: Greg Orcutt, Sue Hruby, Kathy Logue, Cindy Mitchell, Leah Smith, Bruce Stone, Kristina West and Dick Mezger

The meeting opened at 4:35 PM.

1. The committee welcomed Greg Orcutt who replaces Brian Athearn as the representative of the finance committee – **welcome, Greg!**
2. Minutes of the meeting of January 10 were approved as presented.
3. In beginning to review the committee's effort to-date in preparation for the spring 2011 town meeting, Kathy Logue noted that the cost of the extensive repairs to the West Tisbury school has not yet been included. It was agreed that, even though we will see these charges as part of our school district (capital) expense apportionment, it will be a big enough item that the committee needs to be informed and involved. As research continues, it is becoming clearer that what had started out as a possible \$250,000 window replacement could now cost in the vicinity of \$1,500,000 (and research into the structure is still continuing). The committee wants to see that the energy efficiency of the building be improved as much as possible as a part of the currently needed repairs. Further discussion concluded that this situation was likely to be quite major and needed to be treated as a full-fledged major town project and that a recommendation should be made to the selectman that a school building committee be constituted to properly address this situation. There was also considerable discussion about the time period to be used for paying off the bonds used for the repairs – 5 years or 15 years – Kathy and Bruce are analyzing these alternatives with the 15 year option the most likely to keep the overall annual capital expenditures reasonably level – especially given the commitment to the library and police station projects.

It was moved, seconded and voted unanimously that the Capital Improvements Planning Committee recommends to the Selectman that a school building committee be formed to fully assess the entire building and to treat this situation as a proper formal project with full and proper accountability.

4. The committee continued its review of the draft of its annual report and accompanying spreadsheet covering all items. The proposal to buy a portion of the Maley/Field Gallery land, in-part with CPC funds, is still a work in process and probable financial parameters will not be known until near the time of the town meeting; wording will be added to the report to reflect this emerging capital expenditure. The public forums about the new police

station and the expansion of the library and the updated costs that were included in the library's grant application to the state allow this committee to more accurately reflect future capital expenditures for both projects and will be reflected in the updated report and accompanying spreadsheet.

5. The committee continues to discuss and promote the two town meetings scenario. We are led to believe that the selectman are open to the idea. (There may very well be a 2nd 2011 town meeting in the fall to deal with emerging library, police station, school repair and Maley/Field Gallery issues.) Officially, the second town meeting would be a "special" town meeting, but the intent would be to treat it as a second, regularly anticipated annual town meeting in the fall on a predictable schedule.

The committee agreed that the next meeting would be held on February 22nd at 3:30 PM so that the annual report can be finalized after the warrant has closed.

The meeting adjourned at 5:22 PM.

Respectfully submitted,

Dick Mezger

Approved February 22, 2011