

Draft of the Advisory Budget Committee Meeting Minutes to review library bond, library separate warrant article, electronic time and attendance, and an asset management grant opportunity.
Wednesday December 11, 2019

In Attendance

Peter Royce

George Bailey

John Morris

Dan Mannschreck

Steve Saunders (remotely)

Also attending and participating: Conner MacIver, Melissa Huette, Matt Towne, and Roger Gingrich

Peter Royce served as acting chair in the absence of Steve Saunders. Meeting called to order at 4:34 PM.

The group began with a discussion of the proposed library project and accompanying bond request.

The group discussed the comparative price per square foot of the library and the Town Hall. Conner MacIver shared that the cost of construction for the new Town Hall is targeted at \$165/ft.², the proposed library is \$293/ft.².

Matt Towne indicated that the function of the library is different than the Town Hall, necessitating more support for the weight of the books.

Dannen Mannschreck asked if the separate \$200,000 capital reserve request was in addition to or subtraction of the total project cost of \$4,676,377. As currently proposed, it would be a separate appropriation and addition to. Conner MacIver will research a way to allow it to be a subtraction from the total project appropriation.

John Morris indicated that one article may pass and the other may not and, therefore, should be thought about as separate articles.

Steve Saunders indicated that there is overlap for the two articles as proposed.

Conner MacIver described how the process of generating a warrant article works with legal review and consideration from the Department of Revenue Administration.

John Morris indicated that the basis of the proposed library is the original Town Hall design which did not pass. He further indicated that the proposal did not pass in March of this year and the exact same thing is being proposed again. He raised a concern about asking voters to support the same thing over and over again and encouraged the proponents to figure out why it didn't pass and work in that direction.

Dannen Mannschreck spoke in global terms; the library is the heart of a community. This is a proposal for a library that will last into the future. He indicated that there is a lot of support in this community for a library. He explained that he feels this proposal is reasonable. He spoke in support of both the capital reserve contribution and the library bond.

George Bailey raised concerns about the availability of unassigned to fund balance to cover the \$200,000 requested. He further indicated that the additional 7% for the library project makes it difficult for him to continue to support the project.

Melissa Huette explained that the 7% was based construction costs.

George Bailey asked if the additional fundraised money would be spent to defer construction costs or to buy more elaborate furniture, fixtures, and equipment?

Melissa Huette explained that all additional revenue is dedicated to offsetting the total project cost, not additional expenditures.

Peter Royce indicated that all fundraised money collected by deliberative session (February 1st) can be included to defer the total project cost. He further supported Selectperson Hardekopf's suggestion to reduce the total project cost.

The group discussed how future donations would be credited toward the bond repayment amount. Conner MacIver will follow-up with the precise process for accepting and expending donations after the bond is issued.

John Morris indicated that the 7% construction cost increase allows the contractor to make more profit, referencing his experience working with commercial construction. Further explaining it as the nature of the business. He encouraged the library proponents to ask the construction manager for a list of sub-contractors and proposed pricing; that information could be used to monitor the project cost during construction.

Melissa Huette indicated that a competitive process was used to select the construction management company and this firm was selected, in part, based on trust. She further expressed confusion for the lack of support indicating that this is the same project as last year with a 7% increase.

John Morris asked about what value engineering was performed, indicating that \$300 per square foot that is a lot of money for just construction.

Melissa Huette indicated that the current project is designed with room to grow and that it is designed to be welcoming and comforting.

Roger Gingrich explained that there has been a lot of work and history preparing this proposal and he indicated that questions being raised in the eleventh hour were difficult to deal with.

Conner MacIver asked if a sprinkler system was determined to be necessary by code. Melissa Huette explained that a sprinkler system is necessary to maintain the current design features (open, site lines, etc.).

Dannen Mannschreck indicated that this library and community center cannot be reduced to bare bones just to save a few dollars and not serve the function for the community into the next 40-50 years.

Steve Saunders emphasized that he supports the Library but finds it difficult to support this library project.

In response to questions about communication and transparency, Rocher Gingrich shared the frustration of the Library Trustees and Library Foundation that public events were held, and the public did not attend.

Peter Royce called for a vote regarding the recommendation of the proposed library and bond request. By a vote of 3-2 the Advisory Budget Committee does not recommend the proposal.

Peter Royce shared that he plans to attend the Library Trustees meeting on Saturday at 9:30am and will have an open mind if the Trustees are able to evaluate the proposal and cost.

The group begin discussing the proposed warrant article committing \$200,000 from unassigned fund balance to a capital reserve for the proposed library.

John Morris indicated that he cannot support the entire proposal and project cost and he also cannot support the \$200,000 request.

Peter Royce called for a vote regarding the recommendation of the proposed \$200,000 warrant article. By a vote of 3-2 the Advisory Budget Committee does not recommend the proposal.

Steve Saunders, Melissa Huetten, Matt Towne, and Roger Gingrich left the meeting.

At the December 9, 2019 Select Board meeting, the Select Board asked the Advisory Budget Committee to develop a recommendation regarding the implementation of electronic time and attendance.

John Morris expressed his support.

Dannen Mannschreck explained that manual entry could remain beneficial for the connection with employees and error monitoring.

Peter Royce called for a vote regarding the recommendation of electronic time and attendance. By a vote of 3-1 the Advisory Budget Committee recommends the proposal.

At the December 9, 2019 Select Board meeting, the Select Board asked the Advisory Budget Committee to develop a recommendation regarding the stormwater asset management grant proposal.

Peter Royce called for a vote regarding the recommendation of the storm water asset management warrant article. By a vote of 4-0 the Advisory Budget Committee recommends the proposal.

The Advisory Budget Committee plans to meet and continue review at the December 16th Select Board meeting.

Meeting adjourned at 6:45pm

*The draft meeting minutes of November 26th were not considered and will be voted on at the next Advisory Budget Committee meeting along with the December 11th draft minutes.