

Tisbury Finance and Advisory Committee
6:30PM, Wednesday, June 29, 2022
by Zoom Cloud Conference due to Covid-19 Restrictions

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Present: Chair Nancy Gilfoy, Louise Clough, Jynell Kristal,
Mary Ellen Larsen, Rachel Orr, Allan Rogers, Sarah York,
Others: Recorder – Marni Lipke,
Town: Treasurer – Jonathan Snyder,
Planning Board – Ben Robinson, Elaine Miller,
TBSC – Michael Watts, Sarah York,
* TFC members late arrivals or early departures.

Call Meeting to Order

• The Tisbury Finance and Advisory Committee (FinCom) was called to order at 6:35PM. (*Recorder's note: Discussions are summarized and grouped for clarity and brevity.*)

Update on Tisbury School Building Project – Michael Watts, Chair Tisbury School Building Committee (TSBC)

(See documents on file & 5/11/22 Minutes p.2-3.)

- Due to the uncertain times, this Project was constantly adjusting to many moving parts, bidding, construction, borrowing, Town Meetings, etc. The Project had gone out to bid and responses were due around July 7th. The professional team (Architect, Owners Project Manager (OPM) and Construction Manager at Risk (CMR)) were working with bidders on scope for each piece and so far indications were that bids would be close to current projections.
- The bids would be opened by the CMR and presented to the Town Administrator and the TSBC.
- The Town could not bond if the Project exceeded the appropriation as was probable with current inflation, so the professional team carved out some components for later/alternate funding including: window replacement and masonry repointing which were discreet items that could be unit priced. The plan was to return for the component costs in either a fall Special Town Meeting (STM) or the 2023 spring Annual Town Meeting (ATM).
- Once bids were in and this design's final price set within the \$55,000,000, the Town would go out to borrow, a lengthy process with an August target.
- The Town had already short-term bonded for initial work on 2 warrant articles: \$5,000,000 for roadwork and \$8,000,000 for temporary school and Project costs.
- The FinCom asked about using the ~ \$4,600,000 in Stabilization funds to pay for the windows and masonry in case of a failed vote; however, Tisbury Treasurer Jon Snyder did not recommend such a step and considered that the

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increased cost due to inflation and supply chain factors was a reasonable ask to Town voters and had a good chance of approval.

- The modulars were added to Tisbury insurance on arrival, but the Finance Department was researching when lease payments would start, originally thought to be at Certificate of Occupancy (CO) issuance.

- There was a discussion on the logistics and politics of an ATM or STM vote.

- The only Town venue large enough for a Town Meeting was the gym which was scheduled for August demolition—delay substantially increasing project timeline and costs.

- Tisbury was required to hold its Town Meetings within Town boundaries. Last year's exemption request (see 11/3/21 Minutes p.5) was tabled by the State Legislature due to backlogs, consequently a November STM had location problems—as would all ATMs/STMs for the duration of the Project.

- The Town was now leaning towards a spring 2023 ATM article as likely to show the more accurate picture and allow settlement of various Project areas.

- A summer/early fall STM would allow use of tents and the FinCom and Town had also considered outdoor spaces in Camp Jabberwocky, churches, etc.

- Any Town Meeting had to be posted at least 45 days in advance, which put time pressure on a summer/fall 2022 STM.

- Planning Board Chair Ben Robinson:

- suggested a spring 2023 ATM vote could be viewed as forcing voter's hands;
- considered the meeting useless without TSBC Chair Michael Watts;
- reprimanded the FinCom for focusing on STM/ATM logistics,
- reiterated his advocacy for the Option that eliminated the gym demolition as the most cost effective Project option.

- FinCom members and Planning Board member Elaine Miller disagreed with his opinion on the gym option due to associated delays and costs as well as noting the matter was already discussed and decided.

- * TSBC Chair Michael Watts entered the meeting during this discussion and apologized for his lateness, which was due to confusion over meeting dates.

- The FinCom requested some clarity on square foot costs: whether the masonry/window component was included, if costs could be broken down by project areas: gym/ground floor, renovation, administrative wing, etc. However per sq. ft. cost by area was difficult to calculate due to complexities and overlap in the modified project. For example abatement costs had to be paid even on the demolished gym, and sheetrock for the renovation was different from sheetrock in the much smaller administrative wing.

- Ben Robinson requested detailed information on:

- Value Engineering (VE) changes to materials;
- bid documents and schematics.

- Michael Watts questioned whether the FinCom was the place to discuss materials. Composite materials might last 40-50 years and trade-offs were

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necessary. The general structure was preserved but finishing had shifted from a fully loaded high-end car to a suburban level vehicle.

- The FinCom was interested not in the materials details (a matter more suited to the TSBC and professionals) but in the process in terms of durability and quality, for comparison between current capital and future maintenance costs—factors that should be included in Town Master Planning. Voters might prefer to pay more now to reduce future maintenance/replacement costs.

- The TSBC was advised “in this day and age” (*i.e. school mass shootings*) to withhold bid documents and schematics from public distribution for security reasons. Renderings were available on the updated Project website. Mr. Watts was available for further questions.

- The FinCom thanked Jon Snyder and Michael Watts for their time. All agreed public transparency and information was important.

Committee Reports

- Climate Committee – The Town had to return some grant moneys when projects did not meet the completion deadline so it was suggested the Town consider a grants manager. The joint Climate/FinCom meeting would be scheduled after the Tisbury Select Board (TSB) vote to establish and renew appointments.

- Housing Bank – Rachel Orr was appointed as the Tisbury representative.

Future Meetings – See below: Meetings/Events.

The current public meeting/remote participation (Zoom) regulations were adapted for the Covid pandemic, and the Commonwealth would announce any modifications on July 15th. Pre-pandemic, committee/commission members could attend public meetings remotely only provided a quorum was physically present.

Items Not Reasonably Anticipated by the Chair - None

Adjournment

• ALLAN ROGERS MOVED TO ADJOURN AT 7:22PM; LOUISE CLOUGH SECONDED; MOTION PASSED UNANIMOUSLY: 8 AYE, 0 NAYS, 0 ABSTENTIONS: DAN SEIDMAN—AYE, RACHEL ORR—AYE, SARAH YORK—AYE, JYNELL KRISTAL—AYE, MARY ELLEN LARSEN—AYE, LOUISE CLOUGH—AYE, ALLAN ROGERS—AYE, NANCY GILFOY—AYE.

Appendix A: Meetings/Events:

- **TFC – TBD 6:30PM, Wednesdays – TBD**

continued >

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Appendix B: Actions

Next Agenda

Minutes: 3/23/22, 4/6/22, 5/11/22, 6/1/22, 6/29/22

Financial Impacts of Climate Committee Actions

\$100,000 FY23 Reserve Fund spending tally – Balance: \$100,000

Appendix C: Documents on File:

- Agenda/cover email (2 p.) 6/29/22
- Town Administrator Report (3 p.) 6/14/22

Nancy Gilfoy – Chair

Date

Minutes approved as amended 10/19/22