

**TISBURY BOARD OF SELECTMEN - TISBURY SCHOOL BUILDING COMMITTEE –
PLANNING BOARD – FINANCE COMMITTEE JOINT MEETING MINUTES**

Thursday, October 5, 2017 at 5:00 PM

Tisbury Town Hall, Katherine Cornell Theater, 51 Spring Street, Tisbury, MA

Melinda F. Loberg; Tristan R. Israel; Larry J. Gomez

Members Present: Larry Gomez, Tristian Israel, Melinda Loberg

Members Absent:

Others Present: John Grande – Town Administrator, Alexandra Kral- Executive Assistant, John Snyder, Planning Board Members, Finance Committee Members, Colleen McAndrews, Richard Marks, Hyung Lee

Meeting called to order at 5:06 PM.

Tisbury School Building Committee did not have a quorum of members present. It was decided to proceed with meeting without TSBC participation.

Jeff Kristal pointed out that Mr. Lee is in violation of State Open Meeting Law for not asking each Boards permission to film the meeting. Mr. Lee asked Finance Committee and Planning Board for permission to film this meeting. Permission was granted. Board of Selectmen was already notified of his intentions to record the meeting.

Tisbury School Building Project: Review of Project Related Costs and Finances

Member Gomez stated that there will be no public comment or questions during the meeting. Richard Marks, Tisbury School Project Manager updated the Boards on the previous steps taken by the TSCBC and Architectural Team. When choosing Final Design Options the following objectives were considered: proposed design will allow for entire existing building to remain operational during construction, wicks setbacks and various setbacks to the abutting properties are in compliance, improves pedestrian and bike access, substantial parking spaces are available. Total project cost is set at about \$47 million with the reimbursement of \$14 million by MSBA; MSBA only reimburses about 42% eligible costs. Town is looking at the cost share of \$33 million. All the numbers will be finalized over the winter and ready to be submitted to MSBA. Mr. Marks was confident that they will be able to bring the cost down by slightly reducing school size. It should lower Town Share down to \$32 million.

Jon Snyder presented the Board Members with Debt Service Graph that combines existing debt with possible school debt of \$33 million. He also presented a graph comparing 20 Year Bond with 25year Bond and 30 Year Bond. Longer terms mean higher total interest cost and higher interest rate on longer term means little savings in annual cost. Mr. Snyder recommended going with a standard 20 year bond. We will stay within our legal debt limit and still have space for other town projects. Ben Robinson stated that Total Cost to the Town including Total Interest Cost on proposed 20 Year Bond will be near \$47 million. Jeff Kristal stated we as the Town still have ability to pay the debt earlier or refinance this bond in the future. Mr. Kristal wanted to look into increase of the existing revenue streams coming in that can help offset the costs. Member Loberg wanted to review projected operational cost for the new school. Colleen McAndrews

stated that operational costs are available online on the project website for the public review. Mr. Marks stated that maintenance cost will significantly go down at least for the first 5 years. The utility cost will increase a little.

Boards Members discussed possible ways of decreasing projected maintenance cost and other ways of bringing the debt that will be acquired for the school project down without putting a huge burden on the tax payers.

Mr. Marks stated he will come back before January to obtain signature from the Board of Selectmen and Other Boards for the final budget submission required by MSBA that will include various contingencies to cover the Town from unforeseen events. Around February 15, MSBA Board will vote on the submitted budget. Next step will be presenting the project in front of Town Meeting, we will need 2/3 votes for the project to pass.

Jeff Kristal asked Mr. Marks what steps could be taken to reduce the cost to under \$30 million and if private donations are acceptable?

Mr. Marks stated that reduction of building size and use of cost effective materials can help reducing the price of the project. Private donations are acceptable but MSBA will reduce your grant amount. He suggested that all private donations happen after the audit was performed, about two years after project is complete, he would also have to look into if private donations may be used for the debt reduction.

Jeff Kristal suggested looking into possible debt reduction options including temporary dedication of funds set for CPC to the debt reduction.

Mr. Marks informed Board Members of difficulties of obtaining MSBA funding for the second time if the project won't pass at the Town Meeting.

Ben Robinson expressed his concern over TSBC ignorance towards public comments and wishes for a more detailed review of School Renovation Plan.

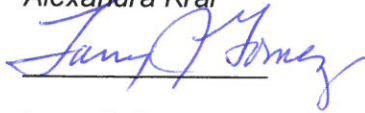
Mr. Marks assured Board Members that a thorough review was done and cost of renovation is not a significant difference to the cost of new construction. At this point we can't go back and research renovation options from the beginning it would cost us too much money and time. He encourage the Town Officials to stay united and be ready to present the project at Town Meeting, describing each step and everything that was taken into consideration when choosing to go with New Construction.

Member Gomez thanked everyone for attending the meeting.

The meeting adjourned at 6:20pm. The Board of Selectmen will take a short recess and reconvene shortly in the joined meeting with Finance Committee.

Respectfully submitted by

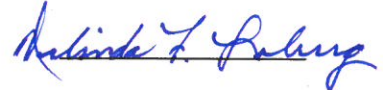
Alexandra Kral



Larry J. Gomez
Chairmen



Tristan R. Israel
Vice Chairmen



Melinda F. Loberg
Clerk