

1835 Town Hall Committee

Minutes

December 16, 2019

The meeting was called to order by Carl at 6:33PM. Present were: Carl Corrinne, Ron Pichierri, Christine McCarthy, Rob Barwise, Jack Chandler. Guests: See attached sign in sheet.

Minutes from the 10-21-19 meeting were approved with one change. Motion by Rob, second by Ron; passed unanimously. (The November meeting was cancelled.)

There was a discussion on the Fire Sprinkler design.

Carl said that we would need a 4-inch main brought from the street into the basement. The Town DPW has agreed to do this work which will save us a considerable cost. The final bill for the sprinkler design came in at \$4,000; \$1,250 less than quoted mostly due to the building drawings Carl was able to provide Corneliusen. On a motion by Ron and seconded by Christine it was agreed to recommend the payment of invoice #1346 in the amount of \$4,000. Passed unanimously. There was a discussion regarding how much we had been quoted (\$12,500) by Booth Associates to accomplish what Carl had done to get the sprinkler quote and big thanks was offered to Carl.

There was a discussion regarding the final invoice from J M Booth which is about \$22,000 and the outstanding work the committee felt should still be done before final payment. Ross had suggested a \$900.00 reduction which the Committee felt was too low. At this point the Committee felt they (mostly Carl) had exerted enough effort with Booth and that it was up to Ross and the BOS to make the final determination on how much to pay.

On a motion by Ron and seconded by Jack it was voted unanimously to pass all J.M. Booth payment issues to Ross and the BOS for final negotiation.

On a motion by Ron and seconded by Rob it was voted unanimously to table the J.M. Booth payment issue.

Next there was a lengthy discussion about the future use of the 1835 Town Hall. It was great to see 14 people turn out to the meeting for this discussion. (See attached attendance list.) The discussion was started by Lex Thomas who explained her vision of creating a Small Business Incubator Program, where townspeople could rent business space on the first floor. While Lex had a great concept, she needed some direction before beginning to put together more detail and a business plan. Overall the concept received positive feedback, although there are many questions to be answered. There was also a group in attendance interested in the possibility of opening a coffee shop type business. It was also reported that Paula Meola Dance Studios was interested in using the upstairs for 3-4 presentations a year, and the Sterling Cultural Counsel is interested in using the upstairs for a few functions each year.

Some issues brought up in general about the building use were lack of parking, air conditioning, and air circulation/fresh air.

Rob had to leave the meeting at 7:54 PM

Everett Heller brought up that we needed a financial plan and that we needed to provide the Finance Committee with any budget items we wanted by January 7th at the latest, so it could be considered for the annual Town Meeting. We have one placeholder for \$35,000 to repair the bases of the outside columns but no other items. In addition to next years budget we should develop a five-year plan for addition expense items. This should be done in conjunction with Patrice who is responsible for building maintenance.

It was decided to have a meeting December 23, 2019, 6:30 m to discuss maintenance issues and to provide information to the Finance Committee.

The meeting was adjourned at 8:15 PM.