

**Town Hall Building Committee
Bantam Annex
80 Doyle Road, Bantam
Regular Meeting
September 5, 2012**

A Regular Meeting of the Town Hall Building Committee was held at the Bantam Annex, 80 Doyle Road, Bantam, on Wednesday, September 5, 2012 at 7pm.

Present: William J. Buckley Jr., Chairman; Ann Combs, Lynne Brickley, Jack Healy, Peter Ebersol, Jeffery Zullo, John Langer, David Wilson and Alternate Lisa Losee.

Absent: Alternate William Deacon, Jr.

Public Present: John Martin, Architect; John McKenna, Michelle Merlin, and Leo Paul

Call to Order: Chairman William Buckley, Jr., called the meeting to order at 7pm.

Public Comment: None.

Approval of Minutes: Ms. Combs made a motion to approve the minutes of the August 15, 2012 meeting as read. Mr. Ebersol seconded the motion which passed. There were three abstentions: Mr. Wilson, Mr. Zullo and Ms. Losee.

A motion was made and seconded to move item #11 on the agenda, Correspondence, to follow Approval of Minutes.

Correspondence:

1. A letter was received from Leo Paul authorizing a change in the wording of the Committee's Mission Statement, regarding the charge of securing necessary permits, and the October 1st deadline.
2. Ms. Combs submitted a budget review of the Town Hall Study.
3. An email was received from Mr. Deacon excusing himself from tonight's meeting. He is reviewing the budget estimate.
4. The Board of Selectmen sent Diane Fredsall a letter thanking her for her work on the Committee.
5. Leo Paul received a letter from the United Brotherhood of Carpenters and Joiners of America, regarding involvement in the Town Hall project.
6. Requests have been received from the public for copies of the proposed budget and building plan.
7. Ms. Combs received correspondence from Paul Rosenberg regarding his views on the project.

Leo Paul would like the Committee members to continue serving throughout the construction process.

Report on Digitizing Records: Ms. Losee stated that if State vault regulations change this may affect town plans as well. She has met with a company that assists towns with digitization and will meet with additional companies this week. Getting a quote is difficult as the companies charge per page. Mr. Healy stated that files must be reviewed and prioritized before digitization can begin.

Report on Park and Recreation Needs: Mr. Healy reported that the Parks and Recreation department has completed a draft report, which includes an option for storage space on Community Field. Mr. Buckley is requesting a copy of the report once it has been approved by the town.

Debt Service Analysis: Mr. Wilson discussed various financial options and noted that choices may depend on interest rates. Mr. Buckley requested that the analysis be included in the final report so taxpayers can see how the money is being used. Mr. Buckley would like the Committee to create three analyses to show taxpayers possible scenarios: first, if nothing were changed; second, if \$5 million were borrowed; and third, if the current building were sold.

Mr. Zullo questioned whether the Committee is charged with analyzing the cost benefits of no longer having the current building. Leo Paul felt that this should be part of the overall analysis when presented to the community. He stated that the Town Hall project is being proposed not because the town simply wants a new town hall, but as a response to the cost of maintaining the current building once Probate Court leaves.

Mr. Buckley asked the Committee members to review the charges listed on the Mission Statement.

Budget Review: Presented to Committee under item #4, Correspondence.

Final Report: The Committee will discuss this at the next meeting.

Presentation and Discussion by Architect: Mr. Martin presented graphic renderings of the proposed building. Mr. Buckley asked that the Committee review the Report of Findings for the next meeting.

Adjournment: Mr. Healy made a motion to adjourn the meeting. Ms. Brickley seconded the motion which was passed unanimously. The meeting was adjourned at 8:22pm.

Respectfully submitted,

Alissa Bumstead
Recording Secretary