

Approved 1/18/17
TOWN OF WEST TISBURY
SELECTMENS MEETING
Wednesday, January 4, 2017 4:30 p.m. – 5:28 p.m.

Present: Selectmen Richard Knabel, Cynthia Mitchell, Jennifer Rand

Also Present: Pat Mitchell, Scott Young, Louis DeGeofroy, Manny Estrella, Sue Hruby, Sander Shapiro, Kathie Logue, Joe Tierney, Edie Prescott, Heather Hamacek

Facilities Maintenance Project Update: Richard thanked Louis for the work he did on the facilities project. Louis noted he had conducted an extensive review of each building, inventoried the mechanical systems, did simple tests for radon, looked at paint, trim and gutters and has looked at all the roofs except town hall. He is still working on getting a ladder truck to be able to do that. He said he was going to meet with the alarm company to get cost estimates for alarm work that needs to be done, and he was meeting with a local contractor to try and develop prices for the lengthy list of other work to be done. Manny said the Facilities Maintenance Committee had determined that the top two projects in the priority list were the repair/replacement of the Field Gallery roof and the repair of the back wall of the Library, which appears to have water damage. For those two projects, the recommendation was to request \$100k at town meeting. Cindy asked if the Town could recover the cost of the damage at the Library if the wall was not properly built. Jen said insurance wouldn't cover mold and the warranty had expired. Pat suggested contracting the builder to see if they would help. Cindy noted that the lease for the Field Gallery is triple net, so the lessee is responsible for maintenance. Pat noted the roof might not fall into the category of maintenance. Cindy agreed but said it may be part of the negotiations for the next lease. Kathy asked what the long term picture looked like for capital expense. She said that the original plan was to put \$50k into a stabilization fund for building maintenance but won't be able to do that while spending \$100k on specific projects. She said in order to plan borrowing it would be important to understand the scope of the need over the next few years. Manny said he thought the town should plan for \$100k/year for 5 years. Pat said he wasn't sure that was enough. Kathy noted that there was a limit to how much work the town could get accomplished in one year due to the time it takes to write specifications and go out to bid. Sander noted that it was important to have a plan to keep this work going at the end of the project. Cindy said that was the Board's plan, and why they undertook the project to begin with.