

Minutes  
Capital Improvement Committee  
December 12, 2022

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Attending: Kathy Logue, Bruce Stone, Cindy Mitchell, Larry Schubert, Matt Merry

Absent: Joe Tierney, Clark Rattet, Richard Knabel

The meeting opened at 4:35 pm.

The minutes of October 24, 2022 meeting were approved unanimously by roll call vote.

Bruce reported that the Police had only the usual vehicle article planned, but that should be increased to reflect the higher prices now in place. For the fire department, they plan to continue to set aside funds toward replacing the 2000 tank truck – highest priority but can likely still be 3-5 years out. Next in line would be the 2019 command (chief's) vehicle replacement – timing likely 3-5 years out and cost not yet established. They also need to replace the 1997 dive vehicle – currently a used ambulance; fire chief would like to replace it with a similar used (but newer) vehicle, as it trailers the rescue boat, backs into the water, etc. –again, timeline and cost TBD but could be as much as \$100,000. Finally, the 2001 rescue boat is approaching the need to be replaced. The chief is working on switching to a hard bottom from an inflatable, and getting likely estimated cost.

Kathy noted that there has also been discussion of replacing the roof in fire portion of the public safety building, super-insulating it in the process, and making it ready for future solar panels for resiliency. The fire chief has also been considering building in a dormitory area over the meeting room at the same time.

This led to a brief discussion of the energy goals and the expensive make-ready work that will be needed. Cindy said she will work on underscoring the value of our committee's work in smoothing out the financial burden and spikes over time. Bruce added that the goals are for 2030 and 2040, and while sooner is better, there are more pressing needs that have been on the radar for some time that will likely have a higher priority. Matt suggested starting a new stabilization fund for energy work as funds allow. Kathy noted that she is working on faster paydown of our remaining BAN balances, both to keep debt service from dropping just before it will necessarily rise again, and to close out those projects before the new ones hit the budget another year or two out.

Cindy asked what debt or capital costs are as a percentage of the total budget, and what should our target be? Bruce noted that some years ago, it was at about 8%, and should be looked at again.

Cindy noted that the TTA building debt will presumably be hitting our budget soon, but she is not sure of the exact timing or amount. Kathy agreed to inquire with the Town of Chilmark on this. Nothing to report on Mill Pond Committee at this time.

Larry said that it was likely that there would be a large Affordable Housing/CPC request related 401 State Road project in the coming year. Kathy noted that this would be in the form of CPC debt should it be approved, rather than a grant. (Joe Tierney joined the meeting very briefly but was unable to maintain a connection.) Bruce asked about the Affordable Housing Trust Fund vs. CPC and whether the AHTF could approve funds for this project also? Kathy noted that her understanding was that they wanted to have funds available to buy up a house temporarily that might otherwise be lost to the affordable pool, as has happened several times with foreclosures and Larry agreed, but also noted that roughly \$1 million might not any longer be enough. Larry said we should push IHT to fund as much of the project without town funding as possible, so that we are last rather than first funding in.

Matt reported that the highway department was looking at a new truck in the next 1-2 years. Complete Streets is still waiting on state funding to proceed further with its work.

Kathy read from Clark's email regarding the high school, as he was unable to attend: there are two warrant articles being discussed, one for \$118,000 for various repairs and reshingling and another for \$300,000 for HVAC. In addition, the \$2 million feasibility is under general discussion, while other capital needs are being deferred as the MSBA application status progresses.

Richard had also reported via email that the Board of Health has nothing planned at this time, and he has had no response to date from the Refuse District. The Library also has nothing planned at this time.

Kathy reported that the Howes House design was proceeding, with a plan to ask for the balance of design funds to be requested at the spring town meeting, with a goal to ask for borrowing authorization either in the fall or spring 2024 town meeting. At present, a very rough ballpark of \$400,000 to \$500,000 for design and roughly \$8 million for the total project. The Animal Control Officer is looking at the likelihood of replacing the truck in 2-4 years – no cost info available yet. As mentioned earlier in the meeting, the Energy Committee is working on their five-year plan, which will mostly consist of make-ready work that the Town will need to do, before grant funding can pay for actual installation of solar panels, etc.

The UIRSD is looking at a roughly \$30 million project to upgrade the West Tisbury School with regard to resiliency and energy efficiency, but that does not include other upgrades and an addition they would like to fold into the same project. Kathy pointed out, as Bruce had earlier, that while this work is important, it is not nearly as pressing in terms of the condition of the building as are the Howes House and high school projects. In addition, the Superintendent's Office has made it clear that they cannot take on any more projects right now, with the Tisbury School and high school projects already in the mix. There does not appear to be any plan for work at the Chilmark School at this time.

The next meeting was confirmed for Monday January 9<sup>th</sup>, at 4:30 PM via Zoom.

The meeting was adjourned at 5:20 pm.

Respectfully Submitted,  
Kathy Logue

*Approved January 9, 2023*