



## CARVER CAPITAL OUTLAY COMMITTEE MINUTES OF March 16, 2022 MEETING

Present: Elizabeth Sulger; Chairman, Marie Zweigman; Vice Chairman, Members: James Hoffman and Andy Cardaralli

Absent: Mark Brissette

Also, Present Sue Moquin, Finance Director and Robert Fennessy, Interim Town Administrator, Carole Julius Director of the Library and Dave Sidentopf:

Chairman Sulger opened the meeting at 6:12 p.m. with the Pledge of Allegiance

Meeting recorded by Area 58 and a zoom conference.

### **Public input.**

None

### **Library HVAC Discussion**

Carol Julius spoke about conditions in the Library with the HVAC. This effects the building all year long and not just the second floor. Citizens are complaining to the library staff that it is hot and humid in the building. The HVAC was supposed to be replaced in FY20, but due to the pandemic was pushed off to FY21. In FY21, the project was pushed off to FY22. Portable AC units were installed during the summer of 2021. If the weather outside is over 80 degrees, the building is uncomfortable. At this point if this is not approved for FY23, then it will not be done until summer 2025. They are aware that this will not be done until after the summer of 2022. She is begging that we keep up with the promise to replace the HVAC.

Dave Seidentopf said project would now be closer to \$1.8 Million. The equipment is 25 years old. The HVAC was maintained but now at the end of its life cycle. Six out of eleven of the air handlers are not working. This project will also replace the heating system that is also at the end of its life cycle. We already have done the engineering study and ready to go out to bid. We need to start this project, because costs are going up and probably closer to \$1.8 million now.

Adam Holmes, Vice Chairman of the Finance Committee, states that last year, when the Director of Finance, Meg LeMay, Interim Town Administrator, Rick LaFond, Chairman of the Finance Committee, Alan Germain and himself looked into bonding money that the bond council said that bonding \$2.5 million was not advised or prudent. He stated bond council suggests bonding for larger projects that are far beyond your capital needs. Said he is paraphrasing, but that they

said the project should be around \$5 to \$10 million dollars at least before you would consider bonding a project like that. He said that bond council said to pay with current capital funds or save. Bob Fennessy questions if bond council suggested that is wasn't prudent because maybe they were looking at 20 year borrowing and not 10 year. Adam states it was for 10 years.

### **Capital Outlay Options**

Looked at five options for the Capital Expenditures – See attachment for all five options.

Option 4 was voted 3-1-0. Motion made by Jim Hoffman, seconded by Andy Cardarelli, abstained by Marie Zweigman.

Option 4 is to heir mark for the Library HVAC \$960K in FY23 to the Capital Stabilization Fund. We will short term borrow instead of bonding for \$1.8 Million in FY23. In FY24, we will have the option to heir mark the remainder of the library project or short term borrow. Short-term borrowing will have a higher interest rate, but less time to pay back. We will pay interest only until the projected is completed. Then we have the option to put the \$960K down and any FY24 funds available.

Sue Moquin is obtaining the short-term borrowing rates.

### ***Committee member comments.***

Jim to keep Shane in everyone's thoughts

Next meeting date will be March 28, 2022 at 6:30PM with the Finance Committee

Motion by Jim Hoffman, seconded by Marie Zweigman, voted unanimously to adjourn at 7:30PM.

Respectfully submitted,  
Elizabeth Sulger