



TOWN HALL ADVISORY COMMITTEE

Minutes of the, August 21, 2025 Meeting

Buxton Meeting Room, Town Hall

5:30 PM

1. **CALL TO ORDER** – by Chairman Dumont the meeting of August 21, 2025 at 5:30 p.m. in the Buxton Meeting Room at Town Hall.

2. **PLEDGE OF ALLEGIANCE:** – Bill Cole

3. **ATTENDANCE:**

Board of Selectmen: Chairman, Dillon Dumont; Town Administrator, Roy Sorenson; Town Engineer, Elvis Dhima; Selectman Jakoby; Dan Barthelemy; Victor Oates; Bill Cole.

Chairman Dumont: Mr. Oates is representative from Planning Board, Mr. Cole is representative from Budget Committee, and Mr. Barthelemy is the representative as the citizen resident. We also have our Planning Board alternate, Mr. Ulery, as well.

Roy Sorenson: Maybe before you move forward on attendance, Gary is not here tonight. Gary Thomas from NorthPoint. He would be considered a quasi-member, Elvis, to this?

Elvis Dhima: He's a non-voting member.

Chairman Dumont: Yeah, so just for the record, Mr. Gary Thomas of NorthPoint Construction is not here tonight. He did send an email. He will be excused, but he is a non-voting member.

4. **PUBLIC INPUT**

Chairman Dumont: First up would be public input. I will open the public input session at 5.32 p.m. If there's anybody here online, floating around somewhere, seeing nobody, I will close it at 5.32 p.m.

5. **RECOGNITIONS, NOMINATIONS & APPOINTMENTS:**

Chairman Dumont: With that, we'll move into item number five, which would be appointment of a vice-chairman and a secretary. Do we have any comments from the Board?

Victor Oates: I nominate Heidi Jakoby as vice-chair.

Chairman Dumont: We have a nomination for Heidi Jakoby as vice chair.

Dan Barthelemy: I'll second.

Chairman Dumont: Seconded by Mr. Barthelemy. Any discussion or other nominations?

Selectman Jakoby: I just want to discuss, the Chair is a Board of Selectmen member. Would it be best to have the Chair not be a Board of Selectmen member? I'm just asking.

Chairman Dumont: I would say it's kind of the purview of this Board. It's not laid out in the charter, so at this point I would say if the Board would like to appoint anybody, it's within their purview.

Dan Barthelemy: I see no issue with it.

Selectman Jakoby: Okay, I just wanted to raise the question.

Chairman Dumont: That's fine. Any other comments? All right, so we have a nomination on the floor for Heidi Jakoby. Do we have a motion for that?

Mr. Oates made a motion, seconded by Mr. Barthelemy, to nominate Heidi Jakoby as Vice Chairman to the Town Hall Advisory Committee. Motion carried, 7-0.

Chairman Dumont: Selectman Jakoby will be the vice chair. Next up will be the secretary. Any nominations? Nobody ever jumps for this one.

Roy Sorenson: If I may, concerning minutes. Is that why we're not jumping? Typically, secretary is not the most fun position, I would say.

Roy Sorenson: What I would offer on this, given the, I would say, the significance or the importance of the committee is that we have the Executive Assistant, Lorrie Weissgarber, record the minutes from the video audio we get from HCTV. So, this would just be a figurehead type position. I don't think you'd be responsible to recording actual minutes here.

Chairman Dumont: I think that would be fine. Any comments from the Board?

Dan Barthelemy: What other responsibilities?

Chairman Dumont: Typically, the secretary has other positions on this advisory committee. I don't know what else you'd be doing besides taking minutes.

Dan Barthelemy: And then they wouldn't be taking minutes anyway.

Elvis Dhima: So, it's just, I mean, providing them to the board office in the next meeting, the committee next meeting, making sure everything's okay.

Selectman Jakoby: Yeah, checking them.

Roy Sorenson: Communicating with Lorrie, Executive Assistant, making sure that they're timely.

Dan Barthelemy: I wouldn't mind filling that position.

Roy Sorenson; Make a motion, Mr. Chair?

Chairman Dumont: Go right ahead.

Roy Sorenson: I will nominate Dan Barthelemy as the Secretary.

Selectman Jakoby: I'll second.

Chairman Dumont: All right, we have a motion on the floor. Sorry, we have a nomination on the floor. Do we have any other nominations? With that, we'll move ahead with motions. Motion to nominate Dan Barthelemy as secretary.

Roy Sorenson made a motion, seconded by Selectman Jakoby, to nominate Dan Barthelemy as secretary of the Town Hall Advisory Committee. Motion carried, 7-0.

Chairman Dumont: You are our secretary, sir.

Dan Barthelemy: All right. Thank you.

6. CONSENT ITEMS

Chairman Dumont: All right. Next up will be consent items. We have no minutes to accept. We will move into the calendar. Has anybody got a chance to review the dates and times on the calendar that's proposed?

Selectman Jakoby: Yes.

Chairman Dumont: If there's no comments, I'll be looking for a motion.

Selectman Jakoby: I'll make comments. I cannot meet on Thursday evenings, as I stated at the original meeting and several times in my emails.

Chairman Dumont: All right.

Selectman Jakoby: As I have an in-person class.

Chairman Dumont: Does this time work for you on Thursdays, or would it be best in going forward to change those dates? If so, do you have any recommendations?

Selectman Jakoby: Well, I understand that 5:30p p.m. will not work for Mr. Dhima once school begins.

Chairman Dumont: OK.

Selectman Jakoby: So, I knew that was a concern. Like I said, my class is every Thursday. And I already have several that I'll have to miss for Budget and for other reasons. For other responsibilities.

Elvis Dhima: Do you want to think of other days, maybe? I mean, obviously, Mondays are Conservation. Tuesdays are Board of Selectmen. Wednesdays are Planning Board. Thursdays?

Selectman Jakoby: Well, my question was the alternate. Oh, go ahead.

Victor Oates: Can we shift to Wednesday? I mean, Planning Board isn't every Wednesday.

Elvis Dhima: Right. It's every other. Would that be something you want to entertain tonight?

Chairman Dumont: Yeah. That's fine by me.

Roy Sorenson: OK. Check the overall schedule.

Chairman Dumont: Pull up the calendar here?

Selectman Jakoby: I am totally open for Wednesdays.

Dan Barthelemy: Wednesday works for me. Wednesdays.

Selectman Jakoby: Mr. Cole?

Bill Cole: I'm sorry?

Selectman Jakoby: Wednesdays, just not Budget Wednesdays?

Bill Cole: Well, not the first of the month. That's for sure.

Chairman Dumont: That would put us to the 17th of September.

Roy Sorenson: Is the calendar up?

Chairman Dumont: Yeah. And that's the Library Trustee. Nobody here is on that. But I believe then going forward, you'd only be able to meet once a month if we stick with Wednesday because it would be Budgets on an opposite Wednesday of the Planning Board.

Selectman Jakoby: OK. Is alternate Tuesdays opposite the Board of Selectmen?

Chairman Dumont: Do you have our Budget calendar, by any chance, Mr. Sorenson?

Elvis Dhima: I want to see if I can open the budget. I'm in open calendar right now. So just one second. I don't know if I'll be able to see this.

Roy Sorenson: It's going to get sent to October. Are you trying to establish the next date right away? We can do that.

Chairman Dumont: I mean, we could establish the next meeting and then go from there.

Elvis Dhima: Yeah. We can do that, too.

Roy Sorenson: Because I don't know. Budget Committee hasn't set a schedule yet, right, Bill?

Bill Cole: You mean for the actual budget season? Oh, that? No, that'll be later on.

Roy Sorenson: OK.

Bill Cole: We won't be getting the budgets until late October, November sometime, right?

Elvis Dhima: It's on the screen. That's what our calendar looks like.

Selectman Jakoby: So, what's on the second?

Chairman Dumont: The second one, I don't believe we have anything for.

Selectman Jakoby: Oh, that's Tuesday.

Chairman Dumont: Correct.

Selectman Jakoby: My bad.

Chairman Dumont: No, that's all right.

Selectman Jakoby: So, the question was if we did Tuesday, the second, the 16th.

Chairman Dumont: Municipal Utility Committee. You would be on the Municipal Utility Committee.

Elvis Dhima: Unless it's something, I would if there's something in there that I need to be part of. But I typically, I don't see anything coming up for that. So, I'll probably be here instead of, you know, if you decide to do that. So, I probably won't attend the MUC that night.

Selectman Jakoby: So, we can do that. But you also have the second, 15th, and 29th if you wanted to do Monday.

Chairman Dumont: I would establish this first meeting. And then I will also look at the calendar for the Selectmen with Roy to make sure there's not going to be any conflicts going forward. I don't think that there will be, but no.

Selectman Jakoby: I just wanted to point out the other option is Monday's 15th, 29th. Correct. Monday's okay?

Dan Barthelemy: Yeah. Most every day is okay for me.

Selectman Jakoby: I just wanted to affirm that.

Roy Sorenson: I would, I mean you would call a motion on it, but I would just for discussion, the second. For the next meeting?

Bill Cole: I'm sorry, we're setting up the date for the first meeting?

Elvis Dhima: For the next meeting.

Chairman Dumont: For the following meeting.

Bill Cole: And that's being proposed as what?

Chairman Dumont: September 2nd on Tuesday.

Bill Cole: Okay, I won't be here.

Roy Sorenson: Okay. All right.

Dan Barthelemy: Is it that week that you won't be here? Is it the whole week that you won't be here?

Bill Cole: No, I will be out in Montana on the 2nd actually.

Chairman Dumont: All right.

Bill Cole: We have a couple of issues that are starting to pop heads here. One, we need the alternates here. Okay, I assume the expectation was alternates would attend. If not, they're of no use to us if they have to fill in on a spur of the moment.

Elvis Dhima: There's one alternate.

Bill Cole: Well, no, I'm not casting aspersions. I'm saying we need the alternates at the meeting. If they're going to fill in, there has to be what they call that smooth transition.

Chairman Dumont: Has Budget Committee named an alternate?

Bill Cole: I'm sorry?

Chairman Dumont: Has Budget Committee named an alternate?

Bill Cole: Donna Boucher. But she's not here? I don't know what direction the chairman gave her. Regardless, we have to get the alternates here. Because the schedule is going to pack up. Now, I can give you a real radical suggestion, which I know no one will agree with. We can meet on Saturday mornings.

Selectman Jakoby: I could do that.

Dan Barthelemy: I could do that.

Chairman Dumont: I'm not going to meet on a Saturday morning.

Elvis Dhima: I have commitments for that.

Chairman Dumont: I'm not going to meet on a Saturday morning.

Elvis Dhima: Yeah.

Selectman Jakoby: Okay.

Bill Cole: It used to be quite common, given the fact that schedules were very busy, we met on Saturday mornings for certain committees.

Elvis Dhima: I got child obligations, so I can't. I'm speaking for myself.

Bill Cole: No problem.

Roy Sorenson: Well, what about Monday the 8th? Let's start there. Is that an issue for you?

Selectman Jakoby: Oh, yeah. That's fine. That's true.

Roy Sorenson: No one's on those committees, right?

Elvis Dhima: I'm in Conservation, but I can probably skip that. Because we don't have anything coming in the works. So typically, I attend those if there's a conditional use permit or something that requires me to be there. But as of now, I don't see anything coming in. So, I can do that. Let's lock that in.

Selectman Jakoby: Excellent.

Dan Barthelemy: So, we have five meetings until we need to present to the Board, November 1st.

Roy Sorenson: Well, I think...

Dan Barthelemy: So, if we go to September 8th, then that's three weeks from now. And we're, you know... I'm not saying that we can't do that, but I'm just highlighting that we're kind of now down to four meetings before we have to present.

Victor Oates: It's not doable.

Chairman Dumont: Well, you brought up the alternate for the Budget Committee. The second was proposed, and that's in the first week. Do you believe the alternate would be able to make that meeting?

Bill Cole: Which meeting is that?

Chairman Dumont: The second of September. You said you weren't available.

Bill Cole: I'm not available on the second. I'm available on... Somebody mentioned the eighth, I believe?

Chairman Dumont: Yes.

Bill Cole: I'm here for the eighth.

Chairman Dumont: The concern was that there wasn't enough meetings from that point going forward to when to move this on.

Bill Cole: Well, this is probably not the part of the meeting where we should talk about it. But how did this date of 1 November get set up?

Chairman Dumont: We haven't gotten that far yet.

Bill Cole: That's my point. You're going to have to circle back to that.

Victor Oates: You're stealing my questions there, Bill.

Bill Cole: My apologies.

Roy Sorenson: I would make a recommendation. I think you go with the eighth. These dates are tentative right now, okay? As far as I'm concerned, because...

Chairman Dumont: Mr. Sorensen, is that a motion? Is there any discussion?

Bill Cole: 17 at 530.

Selectman Jakoby: 7. 7 p.m.

Bill Cole: 7 p.m.

Selectman Jakoby: Yep. 7 p.m.

Chairman Dumont: So, September 8th, 7 p.m.

Victor Oates: Where?

Chairman Dumont: Here, in the Buxton meeting room. Motion's been made and seconded. Is there any other discussion?

Roy Sorenson: So, if I may... Go ahead. I think the purpose of that meeting should be the timeline. What is our timeline? What are we trying to achieve by 10/30?

Victor Oates: Are we for that meeting to make that?

Roy Sorenson: Well, I think you need to think about it. What is the precedence behind the schedule? So, Dan Barthelmy posed a question that we have to have something by the 30th back to the Board of Selectmen.

Victor Oates: Correct.

Roy Sorenson: Does anybody know what that is right now?

Chairman Dumont: No. So, and I'm just going to... Without going through all these other items, nobody's going to be able to determine how long this is going to take.

Selectman Jakoby: Correct.

Chairman Dumont: If we're out of here by the 30th of October, great. But I'll be honest, I think that's a little optimistic.

Victor Oates: I would... I'll go straight out there and tell you right now. I've estimated a year to 18 months to thoroughly do this properly. If you put something out to the voters that you've rushed through by the end of November, yeah. Who's voting on that?

Roy Sorenson: All right. So, I think that's a good lead-in. That's kind of what I was getting at. So, there's some good discussion there. So, I would not fixate and just back to what you said, Dan, on that 10/30 date.

Dan Barthelemy: Okay.

Roy Sorenson made a motion, seconded by Elvis Dhima, to hold the next meeting on Monday, September 8th at 7:00 p.m. in the Buxton meeting room. Seconded. All right, motion by Mr. Sorensen, seconded by Mr. Dima. Motion carried, 7-0.

7. OLD BUSINESS

Chairman Dumont: Our next meeting will be September 8th, at which time we will create a timeline. All right. Old business, we have none.

8. NEW BUSINESS

Chairman Dumont: First up is the distribution and review of the Town Hall Advisory Committee Charter. Has everybody had time to go through that? Now, are there any questions? If not, see...

Bill Cole: If I might, Mr. Chairman?

Chairman Dumont: Go right ahead, Mr. Cole.

Bill Cole: I sent an email to you and to the Town Administrator.

Chairman Dumont: Yes.

Bill Cole: With regard to the last bullet on the second page, the rules and responsibilities, the Board of Selectmen Reserves the right to remove or replace any member who does not fulfill their responsibilities. My recommendation was you scratched that off.

Chairman Dumont: May I ask why?

Bill Cole: Well, I was hoping we wouldn't have to go into this conversation, but I guess we will. Let's start at the beginning. Who came up with that verbiage? What individual put that forth to be put in the Charter?

Chairman Dumont: All... The Board of Selectmen...

Bill Cole: No, no. One person had to bring it up first.

Chairman Dumont: Mr. Cole, I'm going to answer the question.

Bill Cole: Okay.

Chairman Dumont: All charters created by the Board of Selectmen, that right is within all of those.

Bill Cole: Okay. So, the Board of Selectmen approved that, correct?

Chairman Dumont: The Board of Selectmen created this charter.

Bill Cole: My next question then would be, why is it necessary to be in the charter? We're talking about a positive, or at least hopefully positive, effort here. That's a negative right off the bat. So why was it deemed necessary to even put that in the charter?

Chairman Dumont: If a member does not participate in the meetings, they will have to be removed and replaced, so that way the charter can continue doing business.

Bill Cole: Okay.

Chairman Dumont: Do you foresee a problem with that?

Bill Cole: Oh, I have a number of questions. What determines whether or not someone is fulfilling their responsibility? What are the parameters? What are the guidelines? What are the touch points?

Chairman Dumont: That'll be discussed at a Board of Selectmen meeting. I don't think that this charter can create that.

Bill Cole; Well, that brings me back full circle. What if somebody... I'm just being hypothetical now, okay? What if somebody had a complaint against Mr. Oates and said Mr. Oates wasn't doing his job?

Victor Oates: That would be Elvis.

Bill Cole: How does that individual take that accusation forward? Where does he or she go with it? I'm trying to figure out, where does it go? What's the process here?

Chairman Dumont: Just like any other charter, if there was an accusation made against an advisory committee, it would have to flow through the Board of Selectmen, starting with the Town Administrator.

Bill Cole: So, if I had a complaint against Mr. Oates, hypothetically...

Victor Oates: He doesn't.

Bill Cole: I should take it to the Town Administrator?

Chairman Dumont: If you had a complaint, let's say, hypothetically, against somebody on the Sustainability Committee ...

Bill Cole: OK.

Chairman Dumont: It would be the same process. Conservation, it would be the same process. There's no difference here with any other charter.

Bill Cole: So now, if I could just fast forward here. We have this accusation against Mr. Oates, and everything that's going to happen is going to be public or non-public? That would be a

decision of the Board of Selectmen, but most likely, I would say, that that would probably happen in a public situation.

Bill Cole: So, with all due respect, so far, we have at least three elements that I've counted, where you're going to have to go back to the Board of Selectmen, and have them go through a nut roll to come up with some answers.

Victor Oates: I'm screwed.

Bill Cole: That's what I'm hearing.

Roy Sorenson: If I may, Mr. Chair. I would say, I think the discussion, if it ever gets to that point, takes place here first at this committee. It's got to be some individual that has done something so egregious, discussion takes place here. I think it's the Chairman's responsibility at that point, either A, to bring it to the Selectmen, or not. I think it's under his purview to do that, based on this chatter. So, what would not fulfilling your responsibilities be? I think if you look at the three sentences above it, members are expected to collaborate openly, participate constructively, advocate for the committee's charge, deliberations should be respectful, efforts made to reach consensus on all recommendations, members should come prepared, ask questions, and seek clarification to ensure well-informed decision making. I think that states it right there. I think you could base any type of referral for removal based on any of those derelict of duties under those three circumstances.

Bill Cole: If I might, Mr. Chairman?

Chairman Dumont: Mr. Cole, go ahead.

Bill Cole: With all due respect to the Town Administrator, everything that you mentioned is a subjective. There's not a quantifiable in there. I may think that someone's disrespectful, you may think they're not. I may think someone is actually doing their research, someone else may not. These are all subjectives. They don't lend themselves to an organized process, good or bad.

Victor Oates: I got other questions. Can I ask my other question?

Bill Cole: I'll yield to you, sir.

Victor Oates: Thank you. So, around the charter, does our charge include evaluating modernization, digital services, hybrid meeting capabilities? Are we restricted strictly to the physical space solutions? Because I feel like that is a bigger pain point for me. If we're restricted to physical space, there's no point in having this subcommittee.

Chairman Dumont: I can give you my point of view from the Board of Selectman's perspective, and I would ask Selectman Jakoby to give us hers as well. The discussion was around whether or not we should move forward with reusing or renovating this building or looking for a new place for a new town hall. Which I believe that is the duty of this charter to decide which direction to go in. Selectman Jakoby, go ahead.

Selectman Jakoby: I think that's the core of why this committee has been established. I think as we look at this building, some of the items that Mr. Oates mentioned would be part of that

conversation, as well as going outside of here. Because any retrofitting of this building would include many different concepts, some of which he mentioned.

Victor Oates: So that's a yes, it'll include those other aspects.

Selectman Jakoby: There'll be a conversation. I don't think there's a final...

Victor Oates: But you can't factor in space, and probably is the only one sitting at this table that's done a build out of this nature. I'm trying to understand how you factor in space without...

Elvis Dhima: Mr. Chairman, if I may. What we're trying to look for, Mr. Oates and everyone else, is space related to serving the public, the staff that's here, the parking area. And basically, what we have compared to what we actually need for the number of people that we have here. If you start looking to the digital need and all that, I don't think we're going to be talking about the town website here, or the new website for it.

Selectman Jakoby: No.

Elvis Dhima: If you're talking about the need for the IT department, absolutely. We're going to talk about the room for the server. We're going to go around after the meeting to show that space. To answer your point, if I may, I think you are going to look at the IT department needs, the server, the staff, but I don't think you're going to be looking at the actual IT department itself. But you are going to look at what the needs are for the server room, absolutely, where it is, what they need. Does that answer your question?

Victor Oates: It doesn't, because you're thinking...

Elvis Dhima: I'm looking at the physical.

Victor Oates: This is so small of how you're looking at it. I'm looking at, does the server room actually need to be there? If not, what does it look like? Does it have to be half the size? Second, the staffing that are on the top floor, do we need all those staff on-site every day? Because from my perspective, and how I'm viewing this town hall potential remodel, or all-new concept, if we're looking out 25 years, we don't need more than 10,000 to 15,000 square feet to accommodate what it is we're trying to do. The building should not grow that much, because we should not require that much additional headcount if we truly look at how we're going to digitally transform how things are run, flowing straight into a new building. If you're building for today, and how we're looking, and you're factoring in just that, that building you potentially build, it's going to outgrow itself, because you're building for all the wrong reasons. So, the second question that I had, just to lead into it, is on top of it, should the committee's recommendations also address sustainability goals, energy efficiency, net zero, things of that nature, as we're looking towards either remodeling or building out? And again, you can shake your head, Elvis, but out of the two of us at the table right now that's actually built out a brand-new facility of this nature, I'm the only one that's actually done it.

Elvis Dhima: What are you talking about?

Chairman Dumont: All right, Mr. Oates, enough. We're not doing this. We're not doing it.

Victor Oates: So, the question is are we having a conversation?

Chairman Dumont: We're going to have a conversation, but you're trying to attack somebody right now, and I'm not going to allow it. That simple.

Victor Oates: Elvis is coming at me. As I did ask the question, Dylan, you want to raise the voice, we can raise the voice.

Chairman Dumont: You can ask the question and we'll be done.

Victor Oates: I asked the question, and I followed it up.

Chairman Dumont: So, are you done with your questions?

Victor Oates: Did you answer the follow-up? Anybody?

Dan Barthelemy: Can I address some of the questions that I believe we should be looking at? So, in some of these studies, they found several ADA compliance issues as well as other issues that could leave us susceptible to lawsuits, and I believe that some of those things should be looked at first and with priority, and then we can look at futurizing and digitizing and other things as well, but I believe that there should be some priority to this. We have things that we need to take care of that we're vulnerable right now. Somebody could come in here and sue us for not being compliant with ADA. So, they're not going to sue us because we don't have fiber optic whatever else. So, there's a reason that we're here, and it's not to digitize this. It's to address the concerns that have been put forth to us.

Victor Oates: And I would disagree with that. If you're just looking at that, you're looking at a small...

Chairman Dumont: Next time, Mr. Oates, please raise your hand. Does anybody else have a question or comment? Mr. Sorensen.

Roy Sorenson: I don't think at this point we need to overcomplicate what we're trying to do here.

Victor Oates: Just be mouthy.

Roy Sorenson: I think it's straightforward. I don't think the building's adequate right now for many reasons. That's first and foremost. Can we all agree on that?

Elvius Dhims: Parking obviously is an issue as well.

Roy Sorenson: It's not adequate for everything we talked about.

Bill Cole: It's not adequate for the number of employees that are occupied on a daily basis.

Roy Sorenson: No, no. Mr. Barthelemy's comments alone take us on to the next part of this conversation. It's not adequate. You could start there and end there if you wanted because we are not in compliance. In theory, all government buildings and or operations need to have an ADA compliance plan. We don't have one. This building certainly doesn't have one. To me, that's the end of that discussion. I think if you look forward, the next question became as part of this, and Mr. Dhima can speak to this, is if there was going to be a renovation of some type in this building using the square footage, maybe adding a little bit more, what was the effect on what would happen here? Was it even feasible to do it that way? What we got out of that from Gary Thomas was you'd basically be throwing north of \$1 million plus out the window

just to stage that construction, maybe more money. I think that's why the Board said let's take another look at this. So, what does a future building hold if that's where we go? I don't know. I think that's part of what this committee needs to do. I don't think we need to get into semantics today. That's my opinion, Mr. Chair.

Victor Oates: We're talking about the charter. We were talking about the charter, and if you're not going to address the charter, questions as a whole.

Roy Sorenson: I think the charter speaks, with all due respect, Mr. Oates, to your concern.

Victor Oates: It's very small in the scope. It needs to be broader. The charter does not cover enough.

Chairman Dumont: This advisory committee is not going to change the charter. It doesn't have the authority to do that. The Board of Selectmen created the charter. This is what we're looking at.

Roy Sorenson: Can I continue Mr. Chair.

Chairman Dumont: Mr. Sorenson, go ahead.

Roy Sorenson: Addressing town hall needs. What does that mean?

Victor Oates: On a daily basis.

Roy Sorenson: No, I'm asking you what it means, in your opinion.

Victor Oates: Addressing town hall needs, residents, staff, reassessing how everybody works, operates on a day-to-day basis. Do I need the amount of people in this building every day that I currently? I would probably say no. So, you could reassess how things are done, how everything's incorporated on the top floor, putting planning, engineering, merging groups together into one work area.

Victor Oates: So, you answered the question, which is what this committee is going to do, discuss and debate that.

Victor Oates: But how it's done needs to be part of that.

Roy Sorenson: Again, that is part of what this committee needs to do. So the question is asked, addressing town hall needs. You brought those questions up. I think at another meeting you can bring them up again and we talk about them. I'm not interested in a 15, 20-page charter. I don't think that's necessary. I think that covers it right there.

Victor Oates: I would say it's very small scoped, but if only the BOS can change the extremely small scope, then it's on them.

Elvis Dhima: Mr. Chair, if I may.

Chairman Dumont: Go ahead, Mr. Dhima.

Victor Oates: Why are we even approving the charter if only the BOS can change the charter?

Elvis Dhima: You're not approving the charter, as Mr. Chairman said. I would just like to remind everyone, because I think we're getting a little bit off topic. It's my understanding, I could be wrong, because there's been a lot going on the past year about this. My

understanding is that the committee that's been established is going to determine if it's worth renovating this building and putting money into it, or if we need to tell the Board of Selectmen you need to look for a new town hall. I don't think we're designing the town hall here.

Chairman Dumont: Correct.

Selectman Jakoby: I agree.

Elvis Dhima: That's it. So, you either decide to move forward and say, yep, we agree, there's no point in wasting any money here, or we think there's value here and let's do that. We're not designing anything. We're not figuring out stuff. We're just simply going to tell the Board of Selectmen, yes, keep going with the renovation, no, you should not. That's it. That's what we're going to evaluate. We're not going to get into going around and figuring out what we need to work during the day and what we need to work during the week. We're not doing that.

Victor Oates: Elvis, if you can't paint a vision to the voters as to why you're going to propose millions of dollars either to renovate or to build, clearly you're going to fail. Period. End statement.

Elvis Dhima: And that's okay. We're just trying to figure out which way we need to go. That's all. We need to go through the exercise. And this is what the Board is doing. This is what the Board of Selectmen decided to do. We have an issue with this particular building. We're trying to address it. The Board of Selectmen has decided to ask everyone to see what their take on it is. If we chose not to do it, it's great. If we chose to do it and the voters vote no, that's okay too. But at least we went through the exercise. The idea is we have an issue and we'd like to get some kind of direction to which way we need to go. This is what we're trying to do here.

Chairman Dumont: I'm going to cut in right there. From this point on, I'm going to say it for the last time otherwise I'm just going to end the meeting, if I don't see a hand raised, you do not have the permission to speak.

Selectman Jakoby: Yes, I think the scope is small on purpose and that was purposeful by the BOS because this is an advisory committee. So, there's the big question, do we renovate this? Do we not? If there are other parts of that that this advisory committee discusses that we would like to share our advice or our thoughts with the BOS, that can absolutely be a part of it. It would be up to the Chairman and the agenda. If there are certain agenda items we would like to be addressed or we want to say to the Board of Selectmen, we think these are the next three steps the Board should take in this matter. That is what we're here to discuss and to figure out. This subcommittee, the other big piece of this is for the public. This is an opportunity for the public to come in and voice their concerns and their opinions around what's important here. This was strictly a review of the Charter. It is not an approval of the Charter. The BOS set forth this Charter. This Charter was sent to each member before we came here today. I was just working with that this is our Charter, this is where we're going, and the Chairman will lead us through that process.

Chairman Dumont: I saw Mr. Sorenson first and then Mr. Oates will be after that.

Roy Sorenson: To me, I think what Selectman Jakoby said makes sense. I'll just add this to it. There are any particular items, whether it's concern with ADA, concern with IT, we're talking about the building as a whole and that can be a topic of discussion. As far as taking that to the next level, I think you go back to what Mr. Dhima said. We're not there yet. If we want to go there, back to Mr. Oates, then yeah, we do have to do our due diligence. But we have to get somewhere. Right now, we're not getting anywhere.

Chairman Dumont: So, from my perspective, I apologize. Mr. Oates go ahead. You had your hand up before...

Victor Oates: Finish your comment.

Chairman Dumont: My perspective was simply that we would be deciding between the assessment study that we got or to look for a new facility. I also envisioned at a future meeting after that decision was made that there would be recommendations from this Board to send to the Board of Selectman. Go ahead, Mr. Oates.

Victor Oates: Then can I ask how the BOS came to the idea that out of all the infrastructure in town, they were going to propose to the town to need renovations or potentially replacement? How they determined that the town hall was the top problem in the town right now without a thorough infrastructure study ever being accomplished?

Chairman Dumont: From my perspective, if that question is direct to me, I don't think that it was ever said to be the top problem. But what I do remember is that there was a piece of land that was offered for lease. We brought that to the public at a town meeting. It was overwhelming that they did not want us to go in that direction. The recommendation from the majority of the residents at that was to look at what we already have. The Board of Selectman decided to move forward with an assessment study. We completed that assessment study. After that, we realized that this might not be the best bang for the buck moving forward. This charter was created to decide if we should move forward with what the voters had approved in March or if we should go a different direction and propose something at the upcoming election.

Selectman Jakoby: I just want to expand on that. We contracted with NorthPoint based on the warrant article and the approval of the public. NorthPoint came back to us and said, we've spent this much money. We're concerned. We want to stop, not spend any more money, and pose this question. That's how we got to this. I appreciate that NorthPoint pointed this out and made that adjustment. The Board of Selectman, knowing that it went before the public, wanted to give an opportunity and a place and a space for this to be discussed publicly.

Chairman Dumont: Mr. Sorensen.

Roy Sorenson: Mr. Oates, let me ask you a question, please. You mentioned the word infrastructure to the Chair. What does that mean? What's the definition of infrastructure? Are you familiar with an infrastructure study and how it's accomplished?

Roy Sorenson: I'm asking you to tell me what you're referring to. Are you referring to buildings?

Victor Oates: Every asset, everything that the Town currently owns, operates, maintains. It's never been done. If you look at the audit that was done last year on the Town prior to your arrival, one of the key points that was pointed out in that audit was the fact that this Town had no picture or no clear study ever accomplished that showed what the state was. And that was the audit finding. That's what they shared with the Town. That's what they put in their report. To this point, it's still never been acted on.

Chairman Dumont: Just to follow up on that, Mr. Sorenson, if you could elaborate on what the audit actually stated about us listing our infrastructure. It was a cost analysis for what we already had.

Elvis Dhima: It was an asset management.

Chairman Dumont: It had nothing to do with an infrastructure study on our buildings.

Victor Oates: If you look into what they actually said, that's what they were saying. That's what the study would have accomplished.

Roy Sorenson: Mr. Chier, if I may.

Chairman Dumont: Go ahead, Mr. Sorensen.

Roy Sorenson: It's a database of your assets is all it is and how you record it. The Town wasn't doing it properly or effectively, I should say. We've already addressed that. There will be more comments on it in the upcoming audit. I guess my point here is if you're talking about infrastructure, in this instance, I would say for this committee's purpose, it's Town Hall, it's buildings related. The question was priorities for infrastructure. I think that's what you said, priorities for infrastructure. I don't think it's globally. You want to talk about priorities for infrastructure with defining the word infrastructure as buildings. You want to talk about other needs more for Town Hall or other departments, we can have that discussion. Infrastructure is a big word. I would keep it to buildings or facilities myself.

Chairman Dumont: In my perspective, I think we've talked enough about the Charter. We're segueing into the assessment study at this point. If there's no further questions...

Bill Cole: I'm sorry, where are we, Mr. Chairman, on the Charter?

Chairman Dumont: It seemed to me that we were segueing into the assessment study.

Bill Cole: I'd like to circle back to the Charter if I might. I yield it to Mr. Oates over there.

Victor Oates: I appreciate that yield.

Bill Cole: Just as an aside, it would appear that Mr. Oates is on the verge of going from hypothetical to reality here pretty soon. That brings me to my next point. I'm going back to the topic of removing folks from this committee. We have four categories as I look around here sitting at this table. I'll take the easy one first. Mr. Barthelemy, you're our Citizen Rep.

Dan Barthelemy: Correct.

Bill Cole: You were appointed by the Board of Selectmen.

Dan Barthelemy: Correct.

Bill Cole: They can get rid of you in a heartbeat. You're expendable. Not you personally, but your position.

Roy Sorenson: Welcome to the Committee.

Bill Cole: There's no problem, I'm not trying to be harsh, there's no problem getting rid of you. You're not going to be a potential lawsuit. You're not going to be a black eye to this town. You came forward. You were deemed by the Board of Selectmen, hypothetically, to be irresponsible. You're gone. Second, town employees. If Mr. Sorensen or Mr. Dhima is deemed by the Board of Selectmen to be failing up to their responsibilities, they can be removed. I would also suggest, if that's the case, they would be fired also. You don't need people like that that can't be on a simple committee. Your third group is elected officials. Elected officials other than the Board of Selectmen. That would be Mr. Oates, myself, and if we have an alternate from either one. Now, we were appointed, I guess is the right term, we're elected officials. We were appointed by the chairman of another Board or Committee that was elected.

Chairman Dumont: Yours was.

Bill Cole: I think the Board of Selectmen, pardon me?

Chairman Dumont: Yours was. The Planning Board held an election.

Bill Cole: Fine. Thank you very much, Mr. Chairman.

Chairman Dumont: Just clarifying.

Bill Cole: Thank you. You're going to have a hard time, Board of Selectmen, getting rid of an elected official that was put on here by another Board or Committee that was elected. That is not going to be good for you or the town if you did that.

Victor Oates: I'm not sure they can do it.

Bill Cole: The Board of Selectmen members themselves. If we were to find that Selectman Jakoby or the Chairman were irresponsible or had a conflict of interest, I'm not quite sure how they would get rid of you, but that would lead that up to the Board of Selectmen. Those are the four categories we hear. When you say we're going to remove somebody, it's a little more complex than that in some cases. Thank you, Mr. Chairman.

Chairman Dumont: All right, now that we're done with hypotheticals, is everybody okay with the Charter? We're not making any changes to it. We've reviewed it. We'll move on to Item B, Municipal Facility Building Assessment Study.

Bill Cole: Are we going to make a motion to accept the Charter?

Chairman Dumont: There's no acceptance. There's no motion to be made.

Bill Cole: Then what are we talking about?

Victor Oates: I made that point about 10 minutes ago.

Chairman Dumont: This is simply a review.

Bill Cole: I understand the Board of Selectmen is running the show and we have very little, if any, influence. I've been doing this for 35 years, so I've seen this animal before. I have no problem with it. Let's move on to something productive.

Chairman Dumont: I agree. Let's move on to the Municipal Building Assessment Study.

Chairman Dumont: Has everybody had a chance to review it? Are there questions about it?

Bill Cole: Mr. Chairman, first question, how much do we pay for it?

Chairman Dumont: The Building Assessment Study? I will defer to Mr. Dhima for what that final amount was, but I want to say it was somewhere around the \$20,000 to \$30,000.

Elvis Dhima: That's correct. I'll get you that number for the next meeting.

Bill Cole: And this was in response to a warrant article that passed it?

Elvis Dhima: It was a request done by a group of people that triggered Mr. Malizia at the time to recommend to the Board of Selectmen at the end of the fiscal year to basically get this thing done with leftovers from the budget. That's what I recall.

Chairman Dumont: That is correct.

Selectman Jakoby: That's correct.

Bill Cole: And the money was appropriated on a warrant article?

Elvis Dhima: It was a surplus of money that was available for the Board of Selectmen to utilize under their own items that they have for expenditures. It was something that Mr. Malizia identified at the time that could be utilized for this purpose.

Bill Cole: Is there a top end to the dollar amount?

Elvis Dhima: We have a Board of Selectmen item for that for the Board to make a decision. I'll get it to you in the next meeting.

Bill Cole: For some reason, \$54,000 sticks in my mind. I don't know why.

Elvis Dhima: I don't know ...

Victor Oates: That's how much I believe, I'm sorry.

Chairman Dumont: Just to clarify on that, there were two items and I think you're mixing the two of them. Prior to the warrant article that appropriated a certain fund for the engineering to be done on this building, there was an assessment study that brought that forward. So, there were two separate instances. The year prior was the assessment study that was done with leftover funds out of the Board of Selectmen's budget. And then in March of this past year, it was appropriated to move forward with the engineering, at which point NorthPoint said, we're wasting our money and we stopped. Mr. Oates?

Victor Oates: Municipal Facility Building Assessment Study, September 2024. Are we allowed to ask questions around that?

Chairman Dumont: Go ahead.

Victor Oates: Or is that just as is, similar to the charter, just moving forward?

Chairman Dumont: No, I would say that you can ask any question you would like about the assessment study. That's why it's on the agenda.

Victor Oates: Why is storage still treated as a Band-Aid?

Selectman Jakoby: Page?

Victor Oates: No, I mean, it's all over the report. But it repeatedly suggests rolling file systems or off-site storage. So, I guess my big picture question is, why is storage still treated like a Band-Aid? I think I almost gasped. I hope I read that wrong. I read somewhere, I can't remember the page, where it basically said that IT was using the server room as storage. And they had like toner cartridges in there. Never mind the fire code being broken. Like, that just made me, like, want to run out. So, I just want to make sure. Is that factual?

Chairman Dumont: Mr. Dhima, go ahead.

Elvis Dhima: Mr. Oates, we're going to do a walk-through of the facility when the meeting is over. So, you're going to see it firsthand to what they're talking about. I think that's very important, but that is correct, yes.

Victor Oates: Is there any way maybe HCTV can answer whether or not they have a camera that can come along with us and record that walk-through? Because I feel like that is information I would love to share with them.

Elvis Dhima: I think we can set that up, probably not right now because I think it's a short notice, but I think it's a good idea to have a visual, basically like a video throughout the town hall. Absolutely, I think we can accommodate that.

Victor Oates: And I want as is. I don't want any tidying up ahead of time.

Elvis Dhima: We're going to throw some bodies in there. I'm just kidding. We can accommodate that.

Chairman Dumont: Mr. Oates, to your point, that was a point of discussion with the Board of Selectmen as well as NorthPoint brought up repeatedly that this place is bursting at the seams. There just simply was not enough room. So, the storage I could very easily see being a problem for almost every department, not just IT. Go ahead.

Victor Oates: Second question. Why wasn't there a 25-year growth model done? If we're already seeing that the study showed that staffing froze at roughly 41 employees per the document, why wasn't there a growth model follow-up?

Elvis Dhima: Thank you, Mr. Chairman. So, there was a little bit of reverse engineering to what we were doing. So basically, what that means is we had a certain amount of money and we had to fit basically what we can do. So, we based it on what we have for staff, what we need, and what we have in place. They did not get into models related to what we'll need in the future as much as probably we should have. It's mostly strict to how much money we have, this is what we need to look at. So it was mostly the physical needs and haves related to what we have for staff and what we have for services for people coming in and out on a daily basis. I think you could spend \$150,000 to a model that includes everything, including digital. But

at that time we only had a certain specific and I think we stick with basically the building itself and the parking area.

Victor Oates: So, should I just not ask the rest of my questions out of concern that it's going to be similar?

Chairman Dumont: You're more than welcome to ask them. I would suggest under recommendations that you list these items off, keep in mind we do not have an unlimited budget, which is where a lot of this came from. Mr. Barthelmy spoke to it prior. My main concern was the ADA and the room of the staff being able to conduct the job in a fair manner. That's where a lot of my thought process came from. I'm sure we could walk through here and pick out a hundred different things, but as we all know, Hudson's a very frugal town so we have to pick and choose what gets done. So, we set priorities and that's where this came from.

Victor Oates: Could we not use the word frugal because I've seen the budget and we're anything but frugal? Maybe we could look at other things but I would not use our budget and say we are a frugal town. We have so much money.

Chairman Dumont: What I was speaking to, Mr. Oates, is the fact that two years prior we had default budgets. The voters tend to want to make sure things are on the up and up. That's what I was speaking to as being frugal. They're not normally ones that want to just give an open checkbook.

Selectman Jakoby: Just to reiterate, if you don't see an assessment or a 25 year or some of those things, it's because of what the scope and how this was defined and how the budget was requested. So, what we have here is all that we have from this assessment. If there's something not in here, it's not in there because we did not put it in the scope for this project. We were very limited on funding and this is the scope and the cost that we did. So, to clarify what's not in here, why it's not in here, what we're trying to do is take what we have and move it forward.

Victor Oates: Yeah, I mean, I get to the option at question five, but I still think that that isn't... I think that it's just that the amount of data that we're being shared just wasn't broad enough and I guess it just comes back to the study that was done wasn't broad enough. And now we have to just sort of guess at some of this. But okay.

Selectman Jakoby: I would say we have to... A guess is an interesting conundrum. I think we have to advise the Board of Selectmen for any additional things that might be necessary. But right now, this is what we have. This is where we start from and then anything additional that we need or we recommend that the BOS possibly consider, we move that forward. Doesn't mean it'll happen, but we're an advisory board committee.

Chairman Dumont: Any other questions or comments? Mr. Cole, are you itching to speak to the assessment study?

Bill Cole: I'm sorry?

Chairman Dumont: Are you itching to speak to the assessment study at all?

Bill Cole: No, I haven't even had a chance to look at it. I just got it 48 hours ago.

Chairman Dumont: And I would say, quite frankly, that this will be something that can be brought up just about at any meeting. It's the basis of the charter. If there's nothing else, we will roll into... We do not have a meeting with NorthPoint at this time because the representative from NorthPoint was not available tonight, so we will move that to the next meeting.

Dan Barthelemy: I think that this is referring to the meeting that the Board of Selectmen had on June 10th.

Chairman Dumont: I apologize. I was talking about the assessment.

Roy Sorenson: I mean, it's there, it's noted, but I would just say that certainly that's something Gary should speak to anyways, so that should be continued.

Chairman Dumont: I believe his presentation will cover that, but if you guys have any questions or if anybody watched the meeting, feel free to talk about it.

Bill Cole: Just a moment, Mr. Chair. It's probably a function of old age, but I'm getting lost here. The BOS had a meeting with NorthPoint on the 10th of June, and that was put on the agenda. Why?

Chairman Dumont: There originally was going to be a representative from NorthPoint who would speak ...

Bill Cole: To tell us what happened.

Chairman Dumont: ... tonight concerning a lot of these issues. He was not able to make it.

Bill Cole: Was this at a BOS normal meeting?

Chairman Dumont: It was, yes.

Bill Cole; So, there are minutes?

Chairman Dumont: Yep.

Bill Cole: Somebody have a hard copy of the minutes?

Chairman Dumont: You can have the minutes or you can watch it on...

Bill Cole: I can do a lot of things, but I want a copy of the minutes.

Chairman Dumont: That's fine. June 10th, 2025.

Dan Barthelemy: There's a snippet on the Town Hall webpage. There's a whole section for the Town Hall Advisory Committee.

Bill Cole: I'm sure there is, sir, and with all due respect, I don't go on treasure hunts. I like hard pieces of paper in front of me that I can look at.

Dan Barthelemy: There was some great discussion that may have been missed in the meeting minutes, is all I'm saying.

Bill Cole: No, I appreciate it. No offense meant.

Roy Sorenson: As the Secretary, that's your first assignment or business.

Dan Barthelemy: I was going to...

Chairman Dumont: Mr. Barthelemy, go ahead.

Dan Barthelemy: ...speak about that meeting a bit. I feel that after the NorthPoint presentation, the decision to go with Option 2 was kind of thrown off the table. Or... Yeah, go ahead.

Elvis Dhima: Option 2 was a renovation with the addition, correct?

Dan Barthelemy: Yes, and that's what NorthPoint spoke about during that meeting.

Elvis Dhima: As the Chairman stated a bit earlier, as we were diving into this, they basically saw a lot of red flags to how we're going to do renovation while providing services, where they're going to have the construction trailers, where they're going to need the room, and they basically saw a significant increase related to these efforts. So, it went from \$2 million to close to \$3.5 million, which is not something that the Board of Selectmen basically green-lighted when we went this route. So, they felt like we need to put a... Talking to Mr. Sorensen and myself, we felt that we need to stop, present the Board of Selectmen with the findings before it went too far, because I think we were like \$15,000 out of the \$50,000. So that's why we paused it. We saw some significant red flags, and we're like, do we really want to go this route? We don't want to spend \$50,000 to do the design and be like, oh, we're not doing that. That's too much. That's why we're here.

Dan Barthelemy: Understood.

Elvis Dhima: Does that make sense?

Dan Barthelemy: It does. Is there kind of another option, too, that we can look at that's other renovations? Is that something else that we're going to look at or explore? I have an entire page of all the issues that came up out of that meeting. The small offices, the lack of restrooms, the parking, ADA, there's so many of them.

Elvis Dhima: So, all the above, everything that you just mentioned, basically right now they're being bundled under the option of do we go somewhere else and do a new town hall? That doesn't mean that there's nothing in between the existing town hall renovation and the addition and the new one. I don't know. I think maybe we can talk about it. We didn't see it, but that doesn't mean it doesn't exist. What we're trying to figure out right now is does it make sense to keep spending, to spend three, three and a half million dollars here and make a nightmare out of this place, or do we plan for something in the future that we might not be able to build, but at least it's on the shelf and it can be executed in the future. That was the whole point of the exercise by the Board of Selectmen.

Dan Barthelemy: Understood.

Elvis Dhima: I think there was language there, and I don't want to put it out there, but I think the idea was that we might not be able to do this new town hall, but the idea is that the way that we should probably set it up with in the future and then live it at that? It doesn't mean if we say we're going to build a new town hall, it's going to happen. I sure don't expect it. I

think it's more like it doesn't make sense, maybe we should go their route and then just start planning in the future to do that, and at least we know which way we're going, so then people behind us 10, 20 years from now say, well, they put something for us. Let's go find a piece of land and then execute it then. That was what I got out of it. I could be wrong. I mean, is that the theme? It wasn't like it's going to be a new town hall and we're building it next year. I'm just saying that was my feeling when I spoke to the Board.

Chairman Dumont: I'll reiterate again. My thought process was to stay with the renovation or to look for something new. Mr. Barthelemy, did you have anything else? I saw Mr. Oates' hand up. Mr. Oates, go ahead.

Victor Oates: It sort of brings us full circle. I, as well, watched that presentation and took, very similar to what you heard, a way that we should not be looking at renovating this building. This is a waste of time, it's a waste of energy, especially if we're not going to be looking at every aspect that I've already talked about tonight. If you were going to put forth a plan on this mythical date in the future, we need to pick a direction and we need to go that direction. There's not enough time to go multiple directions and actually do it thoroughly. Personally, I don't even think there's enough time to go one direction by the end of the year. To me, if NorthPoint's professional opinion is we should be moving on and that's the direction, we should probably go with their suggestion. They're the professionals. They're the ones that are doing this for a living and they had the assessment. I personally think we could remodel this building, but there's a whole lot of other things that would have to be done and it's my understanding that that's not the focus that we're going down. We would have to be serious about that and there would be other subcommittees that would need to be made. Pick a direction.

Chairman Dumont: If the remodel comes out as a recommendation from this committee, there's definitely a chance or a possibility that recommendations follow with that as well.

Roy Sorenson: The committee's established to take a look at that meeting. NorthPoint's great, but I don't live in this community. There's a lot of people that do. Maybe they don't agree with NorthPoint. Maybe they don't agree with the Board of Selectmen. So this committee is going to take a look, a real look at what NorthPoint said, at their report, at what the Selectmen said, and we're going to establish our own opinion to advise the Board what the next steps might be. I mean, you could just say, we'll go with NorthPoint's report right now or what they gave us on June 10th and we don't need to worry about the next meeting. Or you could go the other way and say, yeah, they brought up some good points. And maybe we might need a new building or a new something, but what are we going to do to ensure that that building takes us into the future? That's why this committee's assembled.

Chairman Dumont: I mean, just for a talking point, I would actually agree, Mr. Oates. My preferred option was the remodel of here because of how I envision what the voters are looking for. They want some updates, however, they're not looking to spend all the money in the world. Also, my biggest concern out of that June 10th meeting was about a million to a million two, I believe it was, of staging, of moving the IT department, moving offices, reducing parking outside, all the logistics behind actually doing the work in here that has just lost money at that point.

Roy Sorenson; But if I may, Mr. Chair, I would say, so that's a good point, right? So, you do there, you get to that point and maybe you come back to that and you say, you know what, the million dollars that we're going to lose is more worthwhile than a \$15 million building. I don't know. We need to figure that out.

Bill Cole: If I might, Mr. Chairman?

Chairman Dumont: Mr. Oates and then you.

Victor Oates: I mean, Bill, if you want to talk, I'll let you talk.

Chairman Dumont: He's yielding to you, Mr. Cole.

Victor Oates: You want me to talk? You want to talk? Rock, paper, scissors?

Chairman Dumont: All right.

Victor Oates: Yeah, I think that some of those numbers are overly inflated if the Town Administrator and the BOS started instructing shifts in how work and how things were handled inside Town Hall today. A lot of those costs and mitigations could be eliminated. I think you could probably eliminate 90% of the IT issues ahead of time so the impact wouldn't really be there, but it would have to be a digital shift on how things are operating and how things are running, but those could start today. That's what I'm trying to get at. A lot of this and a lot of those pain points can start today. They don't require anything other than the BOS and the Town Administrator to instruct staff to start looking at moving all this stuff over here. And that's straightforward. As for me, my big pain point, again, ADA, the cost to make this building ADA-compliant, seems like it's going to be ridiculous. On top of that, the structural unknowns. I think anybody that's ever dealt with development, the minute you tear down a wall in your house or rip up a floor, it's amazing what you find and you actually have to start replacing on top of. I don't believe that the growth issue is a problem. Again, if you evolve on how the town operates, you could probably eliminate 30% to 40% of the staff needing to be on site every day. The staff will still work for the town, they just don't have to be here in order to do their job. That's kind of what I'm looking at. No, we need town engineers.

Chairman Dumont: I have a general question, if you don't mind, because I've pondered that same idea. I don't necessarily think the idea is bad, but when I run through the departments, like the town clerks, any given day I've seen that line backed out the door. So to pick and choose who gets sent home, I don't know if you can do that. You hop over to inspectional services, it's at random whether someone's coming in for planning, zoning, fire, engineering, water utility, you have Barbara up there, sewer, you have Barbara, water utility, you have Valerie. IT, I would tend to lean your way, that's not my expertise, however I will say just being on the Board of Selectmen a couple of times that I've had issues even with simple things with email, they've had to be here to take care of some of those issues. Not to say that things couldn't be improved, but I just struggle with who do you pick.

Victor Oates: Well, you start with the line out the door first on the people coming in to pay bills, right? You put kiosks there, one, takes up a lot less room, and two, you incentivize to make more of the bill payments that this town receives digitized.

Chairman Dumont: You have a lot of people, and Mr. Cole I'm sure would not favor that.

Victor Oates: And he can come in, and he can deal with a kiosk, and he can work with the kiosk to pay his bill if that's the direction he wants to go. But at the same point, you can streamline on how things are done to address every aspect of the town, because we have to look out 25 years, and 25 years from now, no offense Mr. Cole, there are going to be less Mr. Coles that are not going to be digital, and there are going to be more people that are going to be doing things digital. So, if we're going to build for 25 years from now, we need to scope and understand that maybe there's six people on staff right now, maybe it goes down to four, down to three, down to two, and now we have core people over that 25 years that...

Chairman Dumont: Or robots.

Victor Oates: Yeah. But that's how you can start shifting how things are done inside Town Hall today, and stop looking at, like, well, there are 41 people that come here every day. Do there really need to be 41 people that come here every day? No.

Chairman Dumont: I think it's a fair point. I also think we're getting a little away from the item at hand right now. So, Mr. Dhima, did you have a comment about...

Elvis Dhima: I was just going to say, and I've said this before, I think one thing to understand is, and I don't think we think of it that way, but I think a lot of folks that I talk to being here 10 years don't come in because they don't know how to use the Internet, or they don't have a computer. They come in for the experience. They want to talk to folks. They get them out of their house. It's an experience, I guess, if you want to call it that. So, I don't want to say, well, the older folks that don't use the Internet, that's not it. I think we have a lot of people that come in for the experience. If you want to talk to the town clerks, you can come in any time. People come in, chat with them. It's just the experience. Not everyone does it, don't get me wrong. But I think when people retire, they're kind of looking for things to do. And some of us, maybe not everyone, and maybe I'll be different, but you're looking to get out of it and just kind of talk to people and interact. We have that. I've seen that through the years, and that hasn't gone away. And maybe it will, to your point. But it's not because they don't have Internet or they can't use a computer. They come in for the experience, if you want to call it that, whatever that is.

Chairman Dumont: That's a good way to put it. My boys enjoy getting a fireman's hat up at the clerks.

Selectman Jakoby: I just have one comment. I think it's a really important point. I had the opportunity to help my mom, who's in her 90s back in New York, take care of some town stuff. And they had a kiosk. The coolest part about the kiosk is they had one person assigned to the kiosk to help especially a 90-year-old use it.

Elvis Dhima: It's still there. The human element is still there.

Selectman Jakoby: Yeah, there's a piece. So, I just want to share that. Because kiosks are still not all or nothing, because you still need a couple of people here to make sure that it's working. But my 90-year-old has to figure it out.

Chairman Dumont: All right. Questions or comments about the BOS meeting with NorthPoint on June 10th? Mr. Cole.

Bill Cole: Thank you, Mr. Chairman. Forgive me if I'm getting out of the lane here. I wanted to go back here. Mr. Dhima, I'm looking at the table of contents on this study, which admittedly I have not looked at in any detail at all. And proposed recommendations, starting on page 65 in the table of contents?

Elvis Dhima: I'm trying to get there. One second.

Bill Cole: Take your time.

Elvis Dhima: 65, I'm looking at proposed recommendations. It's just a cover letter.

Bill Cole: No, no, I'm looking at proposed interior remodel option 1, 2, 3. Could you walk us through those four options?

Elvis Dhima: Absolutely. Thank you for bringing that up. That's a very good point. On the next meeting, I was going to bring in the memo to the Board of Selectmen that goes over the four options. Those four options are as follows. It's been a while. One of them was renovation, right? Let me go over it real quick. I think that's very important.

Selectman Jakoby: It's the other packet.

Elvis Dhima: Alright, perfect. So, there were four options out of them. The first one was renovation throughout the building for about \$165 a square foot.

Bill Cole: Excuse me, so renovation of the existing facility?

Elvis Dhima: Correct. That is correct, sir. About \$1 to \$1.7 million for the entire town hall. Option 2 was renovation, which is option 1, plus an addition. The addition would be basically sticking out from that wall all the way down to the parking lot. That's for about \$1.5 to \$2.3 million. That's the one that the Board of Selectmen ended up picking. Option 3 was complete demolition of the entire building here, using the existing land and building a new facility. That was about \$7 million. At the time.

Selectman Jakoby: At the time.

Elvis Dhima: You didn't have to buy land. It was right here, building it up. This was about a year old, so I don't know what that number is today. That's option 3. Option 4 was lease a building for about \$168,000 a year and spend about \$1.8 million to retrofit. We basically take this building, leave it as is, and go somewhere else.

Bill Cole: Do I understand correctly, the Board of Selectmen has already vetted this and come up with... Option 2.

Elvis Dhima: They came up with option 2.

Bill Cole: Which is the remodel with addition.

Elvis Dhima: Correct. That is correct.

Bill Cole: I don't mean to be facetious, but why are we here then?

Chairman Dumont: Mr. Cole, to speak to that, the reason why we're here is because when we chose that option, the next part was engineering to take a look at what was actually doable in here. That was the one article that was approved by the voters in March. We got about \$9,000 to \$12,000 through that \$50,000 that was appropriated. NorthPoint came back and said, we'd be lying if we didn't tell you that we thought you were wasting your money. At that point, we decided to create the committee.

Elvis Dhima: So that \$1.7 million... I'm sorry, Mr. Chairman, if I may add to that. What also happened is that the option 2 presented to the Board of Selectmen, which was about \$1.5 million to \$2.3 million, it was on north of \$3.5 million. Without really knowing what we were going to get into, as Mr. Oates said, it started opening the walls. So, at that time, the Board of Selectmen at the NorthPoint recommendation and staff basically said, let's stop this for now and have a second look.

Chairman Dumont: Mr. Oates?

Bill Cole: Excuse me.

Victor Oates: Go for it.

Bill Cole: Thank you very much. So, we have in the charter by 1 November to make a recommendation. And we're going to make a recommendation based on our assessment analysis, critical thinking of one option, which options are we talking about? I've lost track.

Elvis Dhima: So, we're looking at two options right now. The first option is to pursue renovation and the addition, which is option 2. Or the other one is abandon option 2 and go for a new town hall somewhere else.

Bill Cole: Not lease, or you mean another location with a new building, not a lease?

Elvis Dhima: Not a lease. We're not doing a lease. We would envision buying a piece of land and putting a new building. Or go back to option 3. Demo it and build a new building here.

Selectman Jakoby: That's still our property.

Bill Cole: Would I be unrealistic in expecting NorthPoint to come in here at our next meeting and brief us on the three options that are in play? Is that unrealistic? I don't know how else I'm going to ever get up to speed if I don't hear from the professionals on those three options you've given me.

Chairman Dumont: Mr. Sorensen, go ahead.

Roy Sorenson: No, that's a fair statement. I would expect that they would do that.

Bill Cole: We make that a part of the next agenda. We're talking about three options. We're talking about renovation with an addition. We're talking about demolition on site, a new building. We're talking about buying property or our town property and building a new facility. We're at three options now. We all agree. I think that's a fair statement.

Roy Sorenson: Can I continue, please? I think we have to certify what they said at the Selectmen's meeting. That's number one, that's why we're here. Then we get to that point. We have to certify what they said. They basically said, do you really want to proceed in this

manner? I think you owe it to the public to say we made the right decision. That's number one. Number two, then you direct them, let's review what you've already done to date. Let's go through the options there and move forward with that. I want to go back to these dates in the charter and on the agenda. That's fine that they're there. This is a working committee, it's an advisory committee. If we don't have anything to give to the Board of Selectmen, the dates don't matter. I think everybody can agree to that.

Chairman Dumont: The only thing I would add to that is if no action is taken by November 1, then the Board of Selectmen would have to take action to extend it. Because it's in the charter.

Bill Cole: Excuse me, Mr. Chairman, I'll raise my hand. I'm thinking the 1 November date was tied into the possibility of a warrant article?

Roy Sorenson: Correct.

Bill Cole: Let's assume we blow the 1 November, which of course we will. My question then to the Town Administrator, does the town slush fund cover a project like this?

Roy Sorenson: It depends on what you're doing.

Bill Cole: I'm looking at NorthPoint here. Hang on a minute.

Roy Sorenson: Do you want to make a motion to build a new town hall?

Elvis Dhima: Put an end to this misery.

Bill Cole: No, I'm going to think positive that we're actually going to accomplish something.

Victor Oates: Today or just this year?

Bill Cole: We're not going to make the next budget cycle with a warrant article. But let's say 6 or 7 months down the road we actually get our act together and come up with a project. And it needs money. The question is can the town slush fund, which is sitting at \$8 million now?

Roy Sorenson: Yes, correct.

Bill Cole: Could that cover, if the numbers work, a project like this? I go to page 79 on the study, NorthPoint's final assessment conclusion. It is the opinion from this assessment that current conditions, and this is truly with due respect a bullshit statement, conditions at Hudson Town Hall compromise and limit the safety, safety, that's the word. So, I'm thinking the slush fund can be used for mitigation or elimination of safety issues. Am I correct?

Chairman Dumont: Well, let me stop you there. You can call it whatever you want. There's a recommendation that a municipality holds on hand a certain dollar amount as well as a policy. So, could you in theory zero that out? Sure, but I would say that would be extremely bad business.

Bill Cole: I was not putting forth any recommendation. I want to know if that money, one dollar out of that fund, could be used for a project like this.

Chairman Dumont: The Board of Selectmen could, in theory, hypothetically to use your words, allocate money from there to this project.

Bill Cole: So, the 1 November is an arbitrary, self-inflicted wound. We're not going to make it, but there's a possibility that come April, May, before the next town meeting or after town meeting, we might have something to put before the voters. It may not be the entire slush fund. It might be something less than that. There are all kinds of possibilities. Let's think about them.

Victor Oates: I agree. I agree. Let's go get some grants before we start talking about how much money we're going to be spending of our own. It's about 20 to 30 percent of this money that could come from the grant world. I think we should table any more discussion around the NorthPoint. I have a lot of questions around it. I'm sure a lot of people are, but I don't think there's anybody here that can answer any of the questions around the NorthPoint presentation. I'm not sure.

Bill Cole: They are going to be at the next meeting.

Chairman Dumont: Any question for the representatives of NorthPoint is best answered by them, which was the original reason why Mr. Sorensen said we should continue it about 20 or 30 minutes ago. With that, then, we will continue this item until the next meeting.

Bill Cole: If I might, Mr. Chairman. Thank you for clarification.

Chairman Dumont: Little leeway. We need to move on. What would you like?

Bill Cole: An interesting comment. NorthPoint is going to be here to answer questions or give a presentation?

Chairman Dumont: They were supposed to give us a presentation based on the information we received.

Bill Cole: If they were here just to answer questions, I wouldn't even know what to ask them, so I want a presentation.

Chairman Dumont: We've mentioned both. So, I don't know what else to say.

Chairman Dumont: Then you have to make a decision, Mr. Chairman. That's why you're sitting in that chair.

Chairman Dumont: There is no decision to be made. I've already said it's going to be continued until the next meeting.

Victor Oates: I've got 18 questions for him. You can have nine of them.

Elvis Dhima: I also want to remind everyone that the representative for NorthPoint, I think in this case Gary, will be here attending all the meetings. This is not a one-time thing when they're going to have a presentation, answer some questions, and disappear. That individual will be here throughout the whole process. They're going to be a non-voting member, but we wanted that person to be here because they have a lot of knowledge related to renovations and new buildings. You can answer all the questions you want. I just don't want you to feel like it's gone after that next meeting.

Selectman Jakoby: I just want to reiterate that it is the responsibility of the members of this committee to really watch the presentation that they already gave so that you can bring forward questions or to read the minutes from that meeting. That's part of the research piece, and I know many of us have done that moving forward. I unfortunately have a 7 p.m. meeting over at HCTV, but I appreciate this, and I would ask to be excused.

Chairman Dumont: Of course. I know you've probably seen everything, but when you get a chance to take a walkthrough with Mr. Dhima just so that way you don't miss anything that he's going to show us tonight.

Selectman Jakoby: I can make those arrangements. Thank you.

Chairman Dumont: I'm sure the Benson Park meeting will be a lot more fun. I'll trade with you.

Selectman Jakoby: Thank you for your comment.

Chairman Dumont: No problem. Just for the record, it's 6:48. Selectman Jakoby is excused to attend another meeting.

Roy Sorenson: Can I make a motion?

Chairman Dumont: Motion by Mr. Sorensen. I'm sure you don't want that position, Mr. Sorensen.

Roy Sorenson made a motion, seconded by Elvis Dhima, to move to the next item including a tour of the facility. Motion carried, 6-0.

Chairman Dumont: We are going to take a walkthrough. At this point we will still be conducting the meeting, but we will be off camera just so the public is aware.

Chairman Dumont: We are back from our walkthrough. Any questions or comments? Motion to adjourn?

9. ADJOURNMENT

Elvis Dhima made a motion, seconded by Roy Sorenson, to adjourn at 7:35p.m. Motion carried, 6-0.

Recorded by HCTV and transcribed by Lorrie Weissgarber, Executive Assistant.