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[CE SBAC] CE SBAC Feedback1 message

Chris Gorski <cbgorski@gmail.com>

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Hello,

I am happy to see some summaries have been clarified to make the options easier to understand.

I would like to see longer term impacts of these, having only a 5 year view available is very limiting when these projects could have 20 year values, not to mention their bonds are 20 - 30 years.

Another point that I will call out is the cost of 'doing nothing' is much greater than represented. What is the annual cost for repair projects? Roof replacement is on the horizon, our current heating systems are inefficient compared to a modern system or a more efficient building layout. I understand these are hard to quantify, but they are very real year to year impacts that if not called out, skews the data to prefer 'Repair' when that is a very costly route.

Option A is really what the baseline should be- those are identified as addressing items as they fail, that cost is unavoidable unless we retire those systems with a new system in a renovation or build project. The way it is presented now gives the impression that Option A would be providing new value, but it simply maintains the status quo.

The tax percentage display is also not very clear what it is a percentage of?

Lastly, why is the anticipated value and longevity of these projects no longer displayed? Harriman provided anticipated value for when a subsequent project would be needed based on the scope of each option and that has been removed, it's not clear why.

It would be fiscally irresponsible to take 20 year bonds on the A,B,C and possibly D if I remember correctly from the original presentation. That would put the town into long term debt for improvements after they have exceeded their useful life. We shouldn't be planning to be 'upside down' with our expenses.

Thank you for all your hard work for our community!

- Chris Gorski
Farm Hill Rd.

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