

## Selectmen's Meeting Minutes November 25, 2019

**7:00 PM** Meeting called to order by Selectboard Chairman, John Esposito. Also in attendance were Selectmen Kim Roberge and Tim Berry.

Esposito led the meeting in the Pledge of Allegiance.

Esposito opened the Public Hearing regarding the trimming/removal of trees on Purgatory Road. The information provided by Eversource was ambiguous regarding whether the trees were on Purgatory Road or Rangeway Road.

Nathan Harvey of 1 Purgatory does not want the tree on his side limbed as it would throw all the weight onto the back of the tree, and the tree wouldn't survive.

Nancy Tichanuk of 4 Rangeway was in attendance to say that the marked trees are all on Purgatory, and that she is fine with the removal of the marked trees.

Brown will contact Eversource tomorrow and make sure they only take the marked trees.

**7:10 PM** Esposito closed the Public Hearing regarding Eversource trimming/removing trees.

Esposito opened the Public Hearing regarding spending the \$17,474.31 received from the State.

Esposito explained that the Town wishes to spend the \$17,474.31 this year, and will put \$7,500 toward the engineering work needed for the Brook Road culvert replacement; the rest will go toward the reconstruction of Salisbury Road.

Berry said that the State has sent every municipality some money that we can use any way we want with a public hearing. The pavement over the failing culvert will be ground down, and steel plates put in place for the winter. The edges will be paved so that they don't catch a snow plow.

Roberge added that the engineering is the first step in getting the culvert fixed.

A Town resident asked when the actual work will be done and was told "Hopefully in 2020".

**7:20 PM** Esposito closed the Public Hearing regarding spending the money received from the State.

Charles Schuessler and Mike Cardoza of the Building Renovation Committee were in attendance to update the Board on their recommendation for hiring a firm to manage the renovation of the Town Hall.

Roberge explained that the Committee interviewed 4 firms, cut it down to two firms, re-interviewed them and asked for a conceptual budget for the project. Based on the criteria, the committee is here to put forth a recommendation that the Town contract with DEW Construction. DEW has everything outlined, and got actual subcontractors' proposals to include in their budget. They came here twice and met with the Fire Chief once, reviewed the cistern information. They seem to be the best fit.

Berry asked about the listed ramp, and where the elevator will go.

Cardoza said there will be a new ADA entrance.

Roberge said that the elevator will go in the back of the building.

Cardoza said that DEW has the lowest bid, but we should have them come in to see the Selectmen with an architect to work out the details.

Berry asked if we are painting the whole interior of the building and was told yes. He feels that \$12,000 is not enough money to do that job.

Cardoza mentioned that the Committee wants them to include a new roof.

Esposito asked about the structure of the crawl space.

Cardoza explained that there will be French drains all around the outside, and a vapor barrier of 6 mil. Poly with stone on top to keep out the moisture.

Berry asked if there was money in their proposal to repaint the existing foundation.

Cardoza said that he believes there is.

Esposito asked how much lower DEW was than the other firm and was told almost \$400,000. He is now concerned that there might be something missing in their proposal.

Roberge said that the architect alone was over \$100,000 less than the other firm.

Cardoza said that that is the reason he thinks DEW should meet with the Board.

Roberge said that the architect that DEW would like us to work with did the work in Frankestown and Hancock.

Esposito is more concerned with the foundation and if they can do what they are proposing.

Roberge said that the risk involved with raising the building isn't worth it.

Esposito asked about the clock and clocktower and was told that it was not in the proposal at all.

Cardoza said that he is wondering about the bow to the parking lot side wall, and if there is a way to fix that.

Berry said that reengineering can pull that wall in with a "glue lam".

Cardoza said that they will need \$10,000 to produce drawings and a presentation for us. We will probably have 3 presentations in total.

Esposito asked when they want the \$10,000.

Cardoza said they will need it before they start work.

Esposito said that if we go to Town Meeting and it is approved, the Bond Bank would give us the money in the fall.

Cardoza asked about grants.

Berry said that the Heritage Commission is in charge of that. There is an LCHIP grant for old buildings that we are looking at to pay for the windows. There is someone going to the LCHIP grant writing class. The old single pane windows will be just as energy efficient as new

ones with the addition of storm windows.

Board decides to meet with DEW at 5:30 pm next Monday night (December 2).

Roberge motioned, seconded by Berry to accept the Building Committee's recommendation to hire DEW Construction. All in favor

**7:50 PM** DPW Director, Ben Crosby came before the Board to let them know that the borrowed steel plates have been set on the culvert on Brook Road. Tomorrow the edges will be milled and paved.

Milford Lumber quoted on the two needed doors at \$2027 for both. Depending on what else needs to be paid out of Highway Garage Building Maint., he could do one or both this year.

The quote for purchasing security cameras for the Transfer Station came in at \$280 and includes 8 cameras.

Roberge said that the cameras can be purchased next year. Board agreed.

The electricity should be shut off at the sign shed. Board agreed.

Esposito asked Crosby if we have to pour a cement pad for the new compactor.

Crosby said yes, or at least extend the one that is already there.

Esposito said that the Board still needs to decide where the 4 Purple Heart signs should go.

#### **8:05 PM** Library Budget

Roberge believes their request should be phased in. She would like the Town to be able to afford this, but she doesn't think we can. She came up with numbers that are approximately half of what was asked for both pay and hours.

Berry said that we could split it like Roberge suggested, or we could give them the extra hours and 2% like everyone else is getting.

Esposito said that giving them, even half what was asked for, while there are employees who are just as underpaid and have been here much longer and settle for the 2% year after year is wrong. We could give them an amount and let them decide how to use it.

Berry asked how much more he was thinking of.

Roberge said that she doesn't agree with that, that she believes that the library director is very underpaid. She is more inclined to do a bit less than half, but doesn't know enough about the ILL position to justify the increase.

Berry quoted a report done for the Planning Board Master Plan that shows just how much our library offers, and how much it has grown since 2014. He feels that they are extraordinarily busy over there and doesn't want to lose our employees because we are paying them less than a neighboring town.

Roberge says she feels strongly about the director's numbers and reminds everyone that these are non-benefited jobs.

Esposito agreed that they do a phenomenal job and agreed to Roberge's figures. He said that we will address this again next year.

**8:30 PM** Roberge said that she is concerned that discussions in the past weeks regarding signatures on building permits could affect the reputation of the Building Inspector. She has been doing the paperwork for the Building Inspector for 10 years and for 3 years as a Selectman. If this was going to be a problem it should have been addressed 3 years ago.

Esposito will entertain a motion that the Building Inspector signs all permits, inspections and CO's himself from this point forward. Berry so moved.

Roberge feels that there is no need for this motion, and that it limits the sub-contractors to not being able to start their electrical or plumbing at the time of pulling the permit. She thinks the motion holds up the work until the Building Inspector has a chance to sign the permit.

Berry doesn't agree and feels that the motion says nothing about a permit needing the Building Inspector's signature before work can begin.

Roberge believes that the motion does that.

Berry explained that the procedure should remain the same, except for the signature.

Esposito seconded the motion. Two in favor – Roberge abstained.

**8:50 PM** Board reviewed the minutes of 11/18/19, and had some changes. Brown to amend and bring back next week for final review.

Esposito asked Berry if the Heritage Commission will give them the \$10,000 needed for the plans of the Town Hall renovation.

Berry said that he will ask them at the next meeting.

Roberge said that we could use the rest of the building maintenance money if necessary.

Roberge said that MACC approved the budget as is. Esposito said that we may have to delay the Selectmen's meeting on December 16, as we need to be at Milford's meeting at 5:30 PM.

Roberge said that she thinks the Town Clerk's salary line should remain the same as last year. The raise last year was not justified to me, and this year is also not justified.

Board unanimously agreed.

9:05 PM Roberge asked the Board to take a ride by 53 Mason and 55 Salisbury. She feels there are campers being used as permanent residences. There was a letter that went to the Building Inspector and then the Planning Board. The Planning Board provided the regs to show that this is not allowed in Mont Vernon; the owners of these properties must be notified from the Selectmen or the Code Enforcement Officer.

**9:15 PM** As there was no further business before the Board, Berry motioned, seconded by Roberge to adjourn.

All in favor.

Respectfully Submitted,  
Laurie Brown