Board of Selectmen's Meeting Minutes
June 2, 2015; 5:00 P.M.

Board Members Present: Bernard N. King, Jr., Chairman; Douglas A. Taft, Vice-Chairman; Kenneth J. Murphy; Paul E. Hoyt; Robert J. McHatton, Sr.

Student Representative Anthony Champoli was absent.

Administration Present: Town Manager Robert Peabody; Deputy Town Manager Georgiann Fleck; Town Clerk Laurie Chadbourne; Community and Economic Development Director Anne Krieg; Recreation Director Gary Colello; Public Works Director Jim Kidder

1. Call to Order

Chairman King called the meeting to order at 4:00 P.M.

2. Pledge of Allegiance

The Board recited the "Pledge of Allegiance."

3. Town Hall Bid Award

Director Krieg reported that last Thursday, one bid was received from Doten's Construction, Inc. for the bid amount of $395,454.00 as detailed below:

Division		Cost
BASE BID		
Division 1	General Requirements	$39,860
Division 2	Existing Conditions	$68,000
Division 3	Concrete	$14,600
Division 4	Masonry	$4,800
Division 5	Metals	$7,800
Division 6	Wood	$5,900
Division 7	Thermal and Moisture Protection	$39,000
	Unit Price for Vinyl Siding in Excess of 1200 SF	8.25 / sq.ft.
	Unit Price for Vinyl Trim in Excess of 80 LF	8.125 / lin. ft.
Division 8	Doors and Windows	$7,180
Division 9	Finishes	$21,600
Division 22	Plumbing	$4,560
Division 23	HVAC	$67,163
Division 26	Electrical	$8,300
Division 31	Earthwork	$53,444
	Overhead and Profit	$53,247
	TOTAL	395,454
ALTERNATES		
Alternate #1	Replace exist. Siding with new vinyl siding	$35,800
Alternate #2	Granite Entry Stairs	$23,400
Alternate #3	Replace exist roof with new metal roof	$51,668
Alternate #4	Replace Gym Light Fixtures	$13,800
Alternate #5	Restoration of existing clapboard	$52,500
Unit price for new wood siding in excess of 3500 SF		$24 / sq. ft.
Unit price for wood trim in excess of 120 LF		18 / lin. Ft.

Director Krieg reported that there is $256,000 in available funds for this project. She worked with the engineer and contractor to break out the cost for general and existing conditions. The engineer provided a list of components that he recommends as follows:

Division	Discipline		Cost
Division 1	General Requirements		$30,000
Division 2	Existing Conditions		
	Rotting Sill		$23,400
	Siding Removal Labor For Insul @ Wall		$17,600
	LVL Beam Labor		$6,600
Division 3	Concrete		$14,600
Division 5	Metals		$5,500
Division 6	Wood		$5,900
Division 7	Thermal & Moisture Protection		$39,000
Division 8	Doors & Windows		$7,180
Division 9	Finishes (ceiling & wall @ attic)		
Division 22	Plumbing		$4,560
Division 23	HVAC		$67,163
Division 26	Electrical		$8,300
Division 41	Earthwork		
			$229,803
OH&P		15.50%	$35,619
			$265,422

Chairman King asked for clarification of the available funds to which Director Krieg responded that the funding is broken down as follows: $103,000 from the general fund; $103,000 from the Block Grant Fund; $50,000 from the Moose Pond Land Trust and $9,690 from the insurance.

Glenn "Bear" Zaidman asked if grading the parking lot to keep water away from the building is part of the general requirement in Division 1 to which Director Krieg responded that the general requirements include the supervisor, project manager and bond cost. Mr. Zaidman recommended that the rotten sill not be repaired until the water intrusion is fixed.

Tom Stone said that the simple way to keep the water from intruding is to put asphalt tubing around the building until there is enough money for the project.

Earl Cash noted that only one bid was submitted and asked how the Board knows it's a good price by comparison. Chairman King responded that he has heard the project could be completed by local contractors at a much lower price but none of the local contractors submitted a bid. Mr. Cash noted that the bid was only out for a short amount of time and suggested that the Board re-bid for comparison.

Mark Lopez said that this was a contractors dream, the project was put out to bid and the contractor was aware of the amount of dedicated funds for the project; he added that this was not a competitive bid process.

Lega Medcalf said that the last time she attended a meeting she heard a cost of one million and another time she heard four million; she said that the amount proposed tonight isn't high enough for people to stall again.

Charles Renneker pointed out that $265,000 is only part of the work and does not complete the total project.

Mark Lopez noted that the Board has previously presented a scope of work to the audience that was $700,000 and did not include the interior of the building. He added that nobody in this room knows the total cost of the project.

Glenn "Bear" Zaidman reiterated the importance of grading the parking lot to keep the water away from the building.

David Crowell reviewed some of the previous rehabilitation costs for the Town Hall and noted that the amounts are all very different. He added that one bid does not provide good numbers.

Dan Macdonald encouraged the Board to wait for the results of the referendum vote next week and then re-bid the project.

Mark Lopez agreed with Mr. Macdonald and believes this bid award is a pre-determined plan to circumvent the petition process noting that we are seven days away from having the citizens decide.

Nelle Ely believes that the community has been turned upside down by this issue and encouraged the Board to wait until the results from the vote are in before moving forward.

Elna Stone noted that there has already been two votes on this issue and encouraged the Board to begin the process.

Mark Lopez said that the Maine Constitution allows for the petition process and encouraged the Board to allow the voters to chime in on this very important issue.

Chairman King said that the voters have approved the funding and the Board cannot overlook the votes already taken. Bill Vincent responded that the Board should not overlook the petition process and encouraged the Board to wait for one week and let the voters decide.

Chairman King reiterated that this is to stabilize the building, not to conduct a total renovation.

Jeffrey Frye stated that he is a retired general contractor and if the greater commercial contractors did not feel comfortable bidding, the Board should take this is a warning that the project needs more review.

Charles Renneker said that he had requested that the Board gather additional information about a year ago and they still don't have a complete project estimate. He added that we need to look ahead.

Mark Lopez said that, at a meeting with the engineer, he had suggested that the structural integrity of the building and water intrusion be reviewed before moving forward.

Bill Preis said that the vote had passage two to one and it's time to move forward. The Town Hall has been declining and it needs to be stabilized and it needs to be fixed. He added that it's worth saving.

Arthur Triglione said that this problem all started when former Community Development Director Alan Manoian publically stated that the Town Hall building could be repaired and renovated through grants and private donations with no funding from tax dollars; none of this was followed through with. He believes that the building should be stabilized and the Board should move forward in building a new recreation facility. He asked the Board not to award the bid tonight and wait until after the vote next week.

Selectman Murphy asked Director Krieg what the deadline is for use of available funds to which she responded that the County prefers that the funds be spent or the project started within the fiscal year that they are awarded. Town Manager Peabody added that the other funds can be carried forward if they are unexpended.

Earl Cash noted that, contrary to some public opinion, the Board never had intentions to tear down the Town Hall; that was just one option that was on the ballot as a non-binding referendum. He encouraged the Board to wait for the results of the vote next week and until the total project costs are determined.

Jean Preis asked if the referendum question has passage next week, would that prohibit the release of those funds. Selectman Hoyt read the question into the record, ""Question 2. (By Citizen Petition) "The Board of Selectmen shall not spend funds from any source, except for funds that may be received as a result of an insurance claim, to make repairs to the Town Hall building until such time as the Board of Selectmen can determine the total cost of making BOTH interior and exterior repairs to the building and said costs are approved by the voters at a secret ballot election." Ms. Pries noted that if funds are frozen, it's not likely that there will be another secret ballot election until November. She added that the building has been deteriorating rapidly and it needs to be stabilized.

Selectman McHatton said that he just heard that no one wants to tear the building down. The petition being voted on indicates that no money will be spent until the complete project cost is obtained. The money can either be spent now or in the future. He supports awarding the bid tonight to get some of the work done.

Kathy Pinkham encouraged the Board to wait a week for the results of the vote.

Dennis McIver believes that everyone is in agreement about the Town Hall but was concerned as to why only one bid was submitted. He encouraged the Board to wait for the results of the vote and then go out to bid again.

Dan Macdonald has fond memories of scoring points in a basketball game at the Town Hall and wants to save the building but believes that the Board should table this project pending the results of the referendum.

David Crowell asked why the Board is rushing the process at the last minute.

Jeffrey Frye offered to volunteer his time to review and work through the issues to determine if this is a viable project.

Lega Medgalf stated that the roof is leaking and needs to be fixed.

Motion was made by Selectman Murphy to table this issue until June 23rd (after Town Meeting Vote); **motion fails for lack of a 2nd.**

Motion was made by Selectman McHatton to award the contract to Doten's General Contracting for the bid amount of $265,422; 2nd from Selectman Hoyt.

Town Manager Peabody requested that the bid be awarded "not to exceed 265,454" to allow staff to negotiate with the company. Selectman McHatton withdrew his motion; Selectman Hoyt withdrew his 2nd.

Motion was made by Selectman McHatton to award the contract to Doten's General Contracting for a sum not to exceed $265,454; 2nd from Selectman Hoyt. 4 approve/1 oppose (Selectman Murphy opposed)

Chairman King called for a five minute recess.

4. Modification to Community Development Grant Plan for 2015 Funding (tabled from 05.26.2015)

Motion was made by Selectman Hoyt to take this item off the table; 2nd from Selectman Murphy. 5 approve/0 oppose

Director Krieg explained that since the Highland Lake Bathroom Facility has been completed that the Board redirect those funds to a new Woods Pond Bathroom Facility as the Board had previously discussed. Town Manager Peabody stated that unsightly bathrooms do not speak well of our community. He added that water can be brought in from the lake as long as a sign informs the public to not drink the water is properly displayed.

Selectman Hoyt suggested that the Board consider rededicating those funds to the Town Hall. Director Krieg cautioned the Board in redirecting the funds since the plan has already been submitted to HUD and once submitted, she recommended that the plan not be modified. Selectman McHatton agreed with Town Manager Peabody that the facility at Woods Pond needs to be updated. Vice-Chairman Taft noted that it's not good practice to change the plan and recommended that the plan to redirect those funds to a Woods Pond Bathroom Facility not be modified.

Motion was made by Selectman Hoyt to rededicate the 2015 Community Development Block Grant Plan to fund a new bathroom facility at Woods Pond; 2nd from Selectman Murphy. 5 approve/0 oppose

5. Other Items

- **Vice-Chairman Taft** asked Code Enforcement Officer Rob Baker if he has addressed the Sign Ordinance violation to which CEO Baker responded that he agrees that a violation exists and will be addressing it with the violator. Vice-Chairman Taft asked if the Police Department has the authority to enforce the policy to which CEO Baker replied that enforcement of this ordinance is through the Code Enforcement Officer.
- **Selectman McHatton** had no other matters for discussion.
- **Selectman Hoyt** thanked the Public Works Department for filling in the ditch at Jr. Harmon ball field.
- **Vice-Chairman Taft** had no other matters for discussion.
- **Selectman Murphy** reported that the annual fireworks display will be on July 3rd.
- **Chairman King** reminded citizens to vote next Tuesday (polls open 8:00 A.M. until 8:00 P.M.) and to attend Town Meeting on Wednesday at 7:00 P.M.
- **Glenn "Bear" Zaidman** encouraged the Board to form a "Building Advisory Committee." Chairman King directed this issue to the June 23rd agenda.

6. Executive Session

Motion was made by Selectman Murphy to enter into executive session at 5:30 P.M. per MRS Title 1, Chapter 13, Subsection 405.6.A to discuss personnel matters; 2nd from Vice-Chairman Taft. 5 approve/0 oppose

Selectman Hoyt excused himself from the meeting.

Motion was made by Vice-Chairman Taft to exit executive session at 6:11 P.M.; 2nd from Selectman Murphy. 4 approve/0 oppose

7. Adjourn

Chairman King adjourned the meeting at 6:12 P.M.

Respectfully submitted,

Laurie L. Chadbourne, Town Clerk