



BOARD OF SELECTMEN
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BOARD MEETING MINUTES
October 30, 2017
7:00 p.m.

Selectmen Present: Susan Silverman, Nancy Carney, Daniel Baker

Ms. Silverman called the meeting to order at 7 p.m.

PRIMARY:

***** APPROVE MINUTES**
- **October 23, 2017**

Ms. Carney made a motion to approve the minutes. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

***** APPROVE MANIFESTS**

Ms. Carney made a motion to approve the manifests. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

***** REVIEW SIGNATURE FOLDER** - The Selectmen reviewed and signed.

7:15 MEET WITH BILL HARPER

Bill Harper met with the Selectmen to discuss columns. Mr. Harper shared that Ben Tyre was concerned with the size and uplift - 25,000 pounds of weight to interior columns and 7,000 to outer columns. Mr. Harper explained the process to replace the columns: posts would be cut 5-6 inches below capitals – slide over new columns; an 8” steel band would be added just below the capitals and a plug would be fabricated. Mr. Harper noted the capitals were structural with no voids. Mr. Tyre wanted a piece of steel to go from column to column – run a channel between the two to stop the sag of the beam. Lastly, at the bottom - a hole would be cored into the existing granite base – 4 small holes and impede r-bar and pour no shrink construction grout in the void (approximately 3 feet) which in a week would be at 5,000 psi. Mr. Tyre wanted 3-4 feet of construction grout in the base of the column. Ms. Silverman mentioned if the columns needed another repair years later it would be a very different construction process. Mr. Harper discussed the current codes. Mr. Harper stated the need to stop the water infiltration and construction grout would be done at two different times.

Mr. Harper mentioned using wood since Worthington Construction didn't come through but stated Mr. Tyre needed to be comfortable with the weight bearing and the lift. Ms. Silverman asked Mr. Harper if he wanted to look at an option for wood columns. Mr. Harper stated if he used wood, he still might want to do the grout underneath the slab and grout around the r-bar. Discussion was held on whether the wood columns would be planked, why the steel beam wouldn't be used in the center of the column – bolting top and bottom and using composite, not sure how long it would last with the splits, adding construction grout and once a column splits it has no weight bearing. Mr. Harper hoped to have the e-mail with the cut sheet. Mr. Baker asked about the cost of fiber glass. Mr. Harper stated the cost for grouting was more for the pump than the cost of the grout. Mr. Harper wanted to walk away without having another \$250,000 repair cost. Mr. Harper shared that adding the steel in the attic would be a pain – 26 feet from column to column and noted that he couldn't give a final cost until he saw the cut sheets. Mr. Harper shared the FRP columns were \$18,000 – need 22 feet and each weigh only 275 pounds. The cast columns were estimated at \$22,000.

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Ms. Silverman asked if the Selectmen were going to make a decision about the kind of columns they wanted. Mr. Baker stated to go with the engineer's plans and choice. They would last a long time and would be right. Mr. Harper stated he wanted to get the columns in as soon as they arrived. He mentioned that he has one more composite company to contact if the first two fall through and he has 3 wood companies he could contact.

Ms. Silverman asked Mr. Harper if he wanted to come back to meet with the Selectmen or e-mail the information to them. Mr. Harper stated if not using composite, he would come back in to discuss with the Selectmen, otherwise he would e-mail the information. Ms. Silverman asked if the original numbers were roughly the same. Mr. Harper stated he didn't give numbers on the installation of the columns. He would finish the numbers with whatever columns he uses. Ms. Silverman shared that she thought he had mentioned an estimated cost of \$50-\$60,000. Mr. Harper shared he didn't see that figure changing. Ms. Silverman shared that budget season has started and even if this wasn't part of the steeple repair, it would be helpful for them to know. Mr. Harper shared \$60,000 would more than cover Mr. Tyre's cost. Mr. Baker asked about what we get. Mr. Harper replied that we get a letter. Mr. Baker mentioned going through the discussion and having what was being done in report form. Mr. Harper shared that Mr. Tyre would write out a bullet style report and his report would be that way too. The Selectmen agreed it would be very helpful to have as the Report would explain the process. Mr. Harper asked for his deadline and shared that he hoped to have a decision within a week whether wood or not. Mr. Harper noted the columns would come in the end of December - 8-10 weeks and the steel work would happen when the steeple came off and they would be able to use the same crane. Mr. Harper mentioned he didn't know the weight and would need to see what Mr. Tyre would agree to. Mr. Harper mentioned the FRPs were 8 weeks max.

Ms. Silverman noted she was hoping to get an estimate for the steeple repairs. Mr. Harper stated in order for him to wrap up the steeple, he needed to know how much the steeple weighs. Mr. Harper mentioned that he and Mr. Tyre measured everything and Mr. Tyre would design the last scenario – how much weight would be picked up. Ms. Silverman mentioned it was a capital improvement and we needed an estimate for the steeple project before Thanksgiving. Mr. Harper stated he could commit to that. Ms. Silverman shared the Selectmen needed to discuss as a Board before their meeting with the Budget Committee in December. Mr. Harper would have an estimate to the Selectmen the Monday before Thanksgiving. The Selectmen discussed it would be nice if the column work was completed before Town Meeting, as they have been talking about the steeple project for a couple of years and nothing has been done.

Mr. Harper mentioned a co-op tree sale was starting tomorrow and he would send Ms. Favreau the link. Mr. Harper stated he would keep working on this and he promised that he wouldn't drop the ball. Mr. Harper noted that he wanted to close up the ceiling and discussed with the Selectmen the type of material to use for the patch, which would be temporary.

The Selectmen thanked Mr. Harper for meeting with them.

*** CONSTRUCTION PERMIT - Map 31, Lot 14

Map 31, Lot 14 – Ms. Carney made a motion to approve the Permit for Map 31, Lot 14. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0
The Selectmen agreed that an Occupancy Permit wasn't needed.

*** DISCUSS TAX RATE

Ms. Silverman shared that we received the preliminary tax rate last week and Ms. Favreau had done a work-up of the rate with and without surplus: \$23.48 with no surplus, \$23.31 with \$50,000 and \$23.22 with \$75,000.

Ms. Silverman thought they should do \$75,000 of surplus as tax bills for most people would come down but for others it would go up. Mr. Baker mentioned this year wouldn't be the year to do surplus, it would be next year. Ms. Silverman explained what the Selectmen typically do. The Selectmen discussed the options. Mr. Baker asked if they should wait until Ms. Favreau was in to decide. Ms. Silverman stated she was leaning towards using \$75,000 of surplus. Mr. Baker stated it wasn't much of an impact either way. Ms. Carney stated Ms. Favreau felt that next year we would need to use more surplus. The Selectmen agreed that there wasn't much change in the rate. Ms. Silverman shared that the lake front properties came in higher, the tax rate went down, and some properties were higher some lower. Mr. Baker noted if the base increased by 5-6% and the rate drops – barring everything else – everyone would stay the same – it's how it's apportioned. Mr. Baker stated he was fine using \$75,000, as was Ms. Carney.

Ms. Carney made a motion to use \$75,000 out of surplus. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

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*** **BUDGET DISCUSSION**

- **Review Executive, General Government Bldg & Code Enforcement Budgets**
- **Review Land Use & Library Budgets – Meeting with Budget Committee this week**

Review Land Use & Library Budgets – Meeting with Budget Committee this week – The Selectmen reviewed and discussed.

Library – Increase in part-time salaries was noted as well as an increase in books and periodicals. The Selectmen noted anticipated monies was included and acknowledged the Library was putting more information in their budget request. The Selectmen would like to know why the Library continues to spend so much on purchasing books and periodicals. Mr. Baker and Ms. Carney reviewed the increases over the past couple of years.

Ms. Silverman shared that over the past 10 years the departments have gotten better in being realistic in their planning and the Budget Committee has also made more informed budget decisions.

Land Use – The Selectmen stated the budget was pretty straightforward and was down significantly due to going from full-time to part-time. Ms. Silverman was concerned with nothing budgeted in training. Ms. Carney suggested adding \$500 to this line item. Mr. Baker asked how Carole Ogilvie was being paid and Ms. Carney shared the expense was coming out of the consulting line item.

Review Executive, General Government Building & Code Enforcement Budgets – The Selectmen reviewed.

Code Enforcement – Reasonable budget up only \$900.

General Government Buildings – Questioned heating and oil at \$14,000. Overall budget down \$1,400 over last year.

Executive – Overall budget down \$2,000 over last year.

*** **REVIEW SITE INSPECTION REPORT – 446 EAST LAKE ROAD**

Ms. Silverman reviewed the inspection report from Paul Grasewicz for 446 East Lake Road. There was some erosion, which would be repaired.

Mr. Baker made a motion to adjourn the meeting at 8:45 p.m. Ms. Carney seconded and the motion passed. 3-0

Submitted by:

Sheryl White
Secretary to the Board of Selectmen

Susan Silverman, Chairman

Nancy Carney, Vice Chairman

Daniel Baker
Board of Selectmen