

BOARD OF SELECTMEN
Meeting Minutes

July 8, 2019

Executive Session: 6:20PM Wendy motioned to go into Executive Session pursuant to Title 36 M.R.S.A subsection 841 (2) to discuss a Poverty Abatement at 6:45PM Monday July 8, 2019. Gil second. All were in favor.

7:05PM: Wendy motioned to come out of Executive Session. Dottie second. All were in favor.

CALL TO ORDER: Joanne opened the meeting with the pledge at 7:05PM.

SELECTMEN IN ATTENDANCE:

Roland C. LePage, Dorothy M. Richard, Wendy M. Thorne, Gilbert S. Harris, Joanne L. Andrews.

ATTENDEES:

- Steve Malmude, Judy LePage, Jason Johnson, Ed Morgan, Bill Jones, Rick Richardson

MINUTES:

- Wendy **motioned** to approve the minutes for June 24. Dottie **second. All** were in favor.

DEPARTMENT REPORTS:

- Mike Gilpatrick, Code Enforcement Officer, gave his June report and told everyone about being able to fill out a building permit on the limerick website.
- Jason Johnson, Fire Chief, gave his June report. The Board discussed with Jason the different actions that he could take to help with the fire station being understaffed.
- Joanne Andrews, Transfer Station, gave an update on the compacter which is back up and the grant that they had received.

OLD BUSINESS:

- The Board talked about the mowing and snowplowing contracts for town owned properties and decided that they would put them out to bid after adding a few more small items to each. They decided to put them in the paper for July 17th and 24th and have the bids back by August 19th.
- Gil: We are going to talk about a resolution for the vault. To take care of a couple of issues that needs to be completed to get it working. I'll just briefly mention the items that are being resolved. 1) The ramp which is connected to the door lifted due to ice raising it, causing the door to not be operable, Morgan Construction is willing to remove the ramp and take care of the siding that the ramp is covering, if there is siding leftover then that would be at no cost but if that siding is not available then the town would take care of the cost. Probably just a box of siding, not a large expense. The area below the ramp will need to be resurfaced either a new slab or steps will need to be installed at the town's expense. We're looking at something simple at this point to get access. Sonny: Okay let me interject a little bit on that. He's going to take out the cement. We're going to put dirt back in for the short term, to get it

BOARD OF SELECTMEN

Meeting Minutes

packed down. Maybe a little hot top for now. Something that can easily be taken back out, if you will. We might build a small wooden ramp just for the time being to wheel stuff in and out of the door, if it's needed. We don't even know if we need it at this point in time. Gil: yeah it can actually be retractable it doesn't need to be permanent. Sonny: Yeah exactly, and what we're talking about here is probably not for the long term. It's just going to be a temporary thing. Make sure it's not going to move again once we put something back in there. Wendy: In the end, the statement is just saying the town will be responsible for that expense. Sonny: That's right. Gil: Second item is the air exchange system was not properly installed. Morgan Construction will rework the duct on the air exchanger and send photos to the manufacturer to receive verification that the installation is correct. Sonny: Okay. I have a small problem with this. There's got to be a tech someplace that actually installs these consistently and I would like to have it inspected and signed off. In the original agreement it did specify that. I would like to see that done. Gil: The third item a dehumidifier is needed, Morgan construction has offered to drill a hole in the rear wall to support the dehumidifier knowing where the different things are that could get damaged if someone else does that. The town will be responsible for the cost and installation of the dehumidifier. Sonny: And that's fine, we haven't really figured out exactly what we're going to put in there for a dehumidifier at this point in time. There will have to be a hole drilled out through it, that's comparable. At this point in time I wouldn't look for Morgan Construction to go in and hook the dehumidifier up we're going to buy it but if they drilled it that would be fine. Gil: The heat pump in the rear should be raised to avoid being buried with snow, Morgan Construction has also agreed to raise that somewhat get it out of the snow level with the cost of materials to be borne by the town. Sonny: Mike Gilpatrick, Code Enforcer, had some brackets of some sort and he said he thought those would work hooked to the building. That being said the cost should be minimal. Gil: That's the gist, there are a couple other small things number one a proposal for a fire suppression system. At one time a quote was received but nothing has been implemented toward that. Sonny: Right. I don't see us as doing anything with that at this point in time. Gil: No. Sonny: I'm not saying it doesn't need to be done because it does but we need to straighten out the rest of it at this point in time. Get it usable. Joanne: You missed number five. Gil: I know I'm coming back to it. Sonny: Charlie Pellegrino, Rick Richardson, and I went out today in fact and we kind of took a look at the landscaping around that. We came up with a few ideas. One of them is to drain some of the runoff water down that farther side and it looks like it can be done without too awful much trouble. Rick you want to interject a little bit on what you found? Gil: This has to do with additional drainage that will be required for the runoff. Rick Richardson: We met today. We shot some grades down the side of the vault down to the side of the driveway heading towards Washington Street and there is pitch to establish a swale and like you said Sonny some additional drainage should be put on that slope to catch any of that surface water and give it a place to go without puddling up in the parking lot. But it'll have to be maintained with the leaves and the sand from the winter. It is doable; it is worth a try anyways. Sonny: Good. Thanks Rick. Gil: One final issue that has nothing to do with this proposal is once this equipment is solved we are going to need a maintenance plan of how all the equipment is going to be monitored and set and such. That has nothing to do with this. Sonny: That being said and we just got through talking about having someone come in to sign off on this system, maybe that's the people you should be talking to. Gil: Or it may be something simple, our custodian would have a checklist of things that need to be done. Sonny: Again the people we are talking about to come in and sign off could give him all of

BOARD OF SELECTMEN
Meeting Minutes

that information if that was the case. And yeah we might be able to in house, do it. Gil: My point is it needs to be done, which again has nothing to do with the proposal. Sonny: And if it isn't done in houses then maybe those are the ones to do it but yeah down the road that should be looked into. Gil: The difference between what was written up and sent to the Board and what is being presented here is the issue verifying the air exchange system being properly set. Mr. Morgan of Morgan Construction has agreed to sign this as I read it. Sonny: if he will step up and do the air exchanger I have no problem with exactly what's been written. Myself, I can't speak for everyone else. Gil: Verify with the photographs. Sonny: No that's not going to make it, we need to have someone come in, look at it, and sign off on it. No different than any other building we would put up. Heat in or out or anything else. It would have to be inspected by someone who is licensed that does that. Gil: Then I guess that is the discrepancy between what Mr. Morgan has offered to sign and what we're proposing now. I guess we'll need to resolve that before this can be settled. Sonny: Mr. Morgan is here, you got any comment for that Ed? Ed Morgan: Well if you want to hire someone as an engineer to come in and confirm the changes I made, perfectly happy with that. Sonny: As I said it was hooked up to begin with wrong, okay. Ed: Sonny it's a fan. Sonny: I understand. Ed: U All it is a fan. It comes in this way; it comes in the other way. Sonny: And that's right but it was hooked up wrong, okay. Half a dozen people have come in and said it was hooked up wrong. Ed: And yet it still operates. Sonny: And it still operates. Did that create all the mold inside of it, I have no idea. I don't know if it did or if it didn't and at this point in time it really doesn't make any difference. What I can tell you in the original proposal it said it would be hooked up by someone certified. All we need here is fix what needs to be fixed have someone certified come in take a look at it, no different than a furnace technician would come in and look at our furnace or anything else. Okay, sign off and we call it a day I don't think that's unreasonable. Ed Morgan: If you want to have that done that's fine by me. Joanne: About the payment for it. Gil: What you're proposing the cost of that would be borne by the town. Sonny: No. Joanne: No. Ed Morgan: If you hire someone to do the operations that you haven't been doing, so they can look at that and say yes it is or no it isn't, whether they charge for it or not. Sonny: As I said that would be on your nickel. Ed Morgan: No. Not going to happen. Sonny: Then we go to court. Gil: In that case what I will do is I will motion to accept the proposal as written. Sonny: With the change in it? Gil: No as written with the photograph sent and received. So I will make a motion to do it that way so we can get it done. Joanne: Well I also have a problem with number five. A big problem with number five. Sonny: What's number five? Joanne: In the original proposal that was to be taken up separately and now it's included in this. Additional drainage may be required. This operation will be borne by the Town. In the original agreement it was supposed to be taken up at a different time and now it's included in this agreement. And I think we should know what it's going to cost us to do that. Put the drainage in. Sonny: Like I said and again I don't have a problem with what we looked at today. Okay and putting in that drainage system. I think that by the time we hire lawyers and go to court, so forth so on, and what it's going to cost the contractor, what it's going to cost the town and so forth and so on. We're better off to just put in what we need to and he needs to sign for someone certified and we call it a day; but if that's not going to be the case then as I said we go to court and probably the lawyers will make all the money when it's said and done but that's that. Dottie **second** Gil's motion, so they can finish it. Joanne: Any further discussion? Judy LePage: I'd like to discuss something. As Town Clerk I am responsible for those records. If someone certified, which I was under the impression from your time sheet that this company from Standish,

BOARD OF SELECTMEN
Meeting Minutes

their name was on that time sheet, was going to do this and it didn't happen. I never found out who it was till he finally came out and said that he had done it. So I'm not putting those records back in there till someone certified tells me it's safe to put it back in there, don't worry about anymore humidity. I won't do it. So you can go ahead and do that if you want but they're not going back out there. Joanne: any further discussion? All those in favor of Gil's motion? **One in favor, Three opposed, and One abstention.** So where do we go from here? Sonny: Turn it over to the lawyers and let them do what they do.

NEW BUSINESS:

- Wendy **motioned** to approve for Jeffrey Georgia to be added to the Tibbetts Park Committee. Sonny **second.** **All** were in favor.
- Dottie discussed the Corrective Action plan for MMA and said that everything is on its way to being worked out and fixed.
- The Board discussed the Special Town Meeting for selling lot 1, Sonny recused himself. Wendy talked about how the money from the sale would be available for the Board to use for other lots in the Business Park. Dottie **motioned** to have a Special Town Meeting for the sale of lot 1 on August 29th. Wendy **second.** **Four** were in favor, **one** abstained.
- Wendy asked Judy about the secret ballot and Judy told her the due date was September 1st.
- Gil **motioned** to sign the accident for volunteers insurance for MMA, 67 volunteers at \$2 apiece for a total of \$134. Wendy **second.** **All** were in favor.

WARRANT:

- Wendy **motioned** to approve the warrant as written. Dottie **second.** **All** were in favor.

HEARING OF THE CITIZENS:

ANNOUNCEMENTS:

- Wendy read the announcements.

ADJOURN MEETING:

- Wendy **motioned** to adjourn. Sonny **second.** **All** were in favor.
- The Meeting was adjourned at 8:15PM.

These minutes were approved by the Limerick Board of Selectmen on: July 15, 2019

End of Broadcast

Respectfully submitted,

BOARD OF SELECTMEN
Meeting Minutes

Courtney Davis

FOR DETAILS OF MEETING
SEE RECORDING
“Limerick Selectmen’s Meeting”
July 8, 2019
By Scott Pomerleau