

## BOARD OF SELECTMEN

### Meeting Minutes

January 22, 2019

CALL TO ORDER: Sonny opened the Meeting at 7:02pm with the pledge

SELECTMEN IN ATTENDANCE:

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

ATTENDEES:

- Ed Morgan, Courtney Davis, Steve Malmude, Judy LePage, Gail Libby, Cindy Smith

MINUTES:

- Wendy **motioned** to approve the minutes for January 7, 2019. Dottie **second**. **All** were in favor.

DEPARTMENT REPORTS:

- Cindy Smith, Library Director, told us what was going on for programs in the Library.

SCHEDULED SPEAKERS:

- None

NEW BUSINESS:

- Discussing the delinquent payments of Map 3 lot 2 the board of selectmen spoke about sending the person a Notice to Cure and also for Sonny and Gil to make a personal visit to see what is going on because the person had been paying faithfully. Sonny made sure to say that we need to be 100% on legal ground and if the house was foreclosed on, which Joanne and Dottie both said that it had been but Sonny said, "We have multiple cases where we haven't thrown them out, this is what I'm telling you. So make sure this doesn't blow up in your face." At the end of the discussion Sonny and Gil were going to make a plan to visit this person personally to see what is going on.
- Sonny signed the background check.
- The board had received the engineering agreement from A.E. Hodson for the water and sewer project on Main St. and Joanne **motioned** to sign the agreement. Wendy **second** it. **All** were in favor.
- While trying to find a date for John Cleveland to come in and talk to the board about the work being done on Main St., it came up that they are not patching the tar they are just adding three more inches on top of it possibly making the drainage run into people's properties. Steve Malmude said, "Is that after the work on the sewers that's what they're gonna do they're not gonna remove the asphalt. No that's not acceptable." Sonny and Joanne agreed with him.

## BOARD OF SELECTMEN Meeting Minutes

Joanne also went on to say that is why the board was planning to meet with him and they planned this meeting for January 31, 2019 at 6:00pm.

- For Joanne to go to the MRRRA workshop. Dottie **motioned**. Wendy **second**. All were in favor.
- Wendy spoke about going to a budget committee meeting and having them ask her if she could put conditions on the article for repointing the old brick town hall, she said she didn't know if it was possible and ended up calling MMA to show them how it would be written and they said that there would be no problem with it. Wendy said that it would be confusing and the person she talked to agreed but it could say Selectmen suggest \$5000 and the budget committee would suggest \$15000 with conditions and have a small explanation of what the conditions are, Wendy said that if Ed gave her the conditions that she could do that. Wendy also said, "We need to notify the people on the warrant that there is something there." Also that when making a warrant article the MMA representative said that it should be straight forward and directly to the point. Joanne asked what the conditions are and Wendy said, "The one for the repointing of the brick town hall was to have a new assessment done, is that correct?" Ed Morgan: "Yeah you're about to go out possibly get some bids, talk to you before the town meeting um their requesting an additional 15 that isn't based on any quotes just a total number amount to bring it up to \$40,000 from the original 25,000 so the board is requesting that you not spend any money, let's get all the bids in first and then go forward cause you may need more, may need more money, I guess the main point of that, there was also some things that were left out or that are in the article itself but they were taken out at the meeting a week ago, so there's an issue there, which I don't care which way it goes it just has to be resolved whether it's included back in or you'll get a letter of explanation as to what all these are." Gail Libby got up to talk about this, "Hi Gail Libby, handicap accessibility and revitalization committee the warrant article for the access pass has \$15,000 within the body of the article, I'd like to request that be taken out and we talk about it on the floor, we will have RFP bid, we hope to have RFP bids back by the 1<sup>st</sup> of March we will know all the numbers before that meeting and we can discuss it on the floor, but if you leave the article the way it was written we won't have any discussion about the RFPs it would be a waste of time." Sonny: "So what are you saying Gail to put it in at a \$ value." Gail: "Just change the article, leave the \$value, you can put one in but take it out of the article, you can leave the \$15,000 there but we will have a real bid number returned by March 1<sup>st</sup> and that will meet the condition of the budget committee if we do that, that's up to you." Joanne: "And did they want another assessment on repointing the bricks on the brick town hall." Gal replied with having a lot to say about that and she took the podium, "So again my name is Gail Libby and I'm a member of the Handicap accessibility and revitalization committee, we are a committee of five individuals this committee is an advisory committee to the board of selectmen and has been for a number of years and we've worked on capital improvements for the town currently the committee is working with Community Development Corp of Auburn on two projects at the brick town hall, access pass for the newly installed ramp and that is one of the articles and the a 2<sup>nd</sup> article for repointing of the building. Repointing is the process of renewing the pointing which is the external part of the mortar joints over time weathering and decay causes voids in these joints between the masonry units, usually bricks, sometimes bricks and granite and it allows undesirable entrance of water if moisture enters the brick, the bricks can crumble, there's a domino effect as water can enter the building and cause interior damage the correct mortar must be used so moisture can escape from the top of the brick and evaporate. So that's the reason for repointing last week while reviewing the draft town warrant for our annual town meeting the budget committee placed a contingency on the article for repointing they discussed at length. The process our committee uses specifically, how do we think we can write RFP for the project with the data that we have, two members of the budget

## BOARD OF SELECTMEN

### Meeting Minutes

committee attended our meeting on January 15 and we discussed at length this project and our process for gathering data when they left we asked if they needed any more information or did someone need to come to their meeting last week, we were told they were completely satisfied, well it doesn't appear that they were because they now have recommended a contingency, on this article which they haven't told us about. I think the selectmen have received word about it, I'd like to briefly apprise you and the public tonight of our processes because they're being challenged. We are advised by a report commissioned by the town and received in 2007, it's right here it's called the Code Compliance and Existing conditions assessment and survey for the brick town hall a copy of this is in the library upstairs if anybody wants to read it. The report contains an assessment of the architectural, structural, and building system elements prioritize recommendations for repair, sketched plans and elevations, cost estimates and an appendix of supplement materials gathered during the survey, since 2007 select boards have addressed many of the basic life safety standards for the building as funds became available and that's always been the premise as funds became available many times our committee did the footwork for the projects, some projects were straight forward and handled entirely by the board. So that's taken place over a number of years. So our process for the repointing project included reviewing this report, this report in regards to the repointing because I don't believe some of the people that made the decision last week have taken the time, not all of them, I know Ed Morgan's read this report but I don't know if the others have but they made a decision based on I'm not sure what information, okay so I'm gonna share this and I hope their listening, the architect documents specific issues the exterior brick walls are in good condition except that the mortar is severely deteriorated and needs to be repointed, the deterioration is particularly evident on the southwest corner of the building where the fire escape is attached there is evidence of a vertical object being attached to the building below the fire escape, the holes from the attachment of the object remain and have locally accelerated the deterioration of the mortar. Number 2 the ornamental brick arches were covered by a layer of mortar to shed water the mortar has severely deteriorated and in many cases is missing entirely additional exterior mortar deterioration has occurred at the building corners, particularly the southeast corner. There is evidence of previous repointed repairs using a Portland cement mortar instead of a lime based mortar there are visible diagonal cracks over the window openings on the north and south elevations, the foundation under the main building is a granite block foundation with moderate mortar joints, the brick bearing walls are laid on top of the granite blocks, the granite and brick foundation appear to be in good condition with some evidence of cracking and previous Portland Cement patching in the mortar joints the exterior mortar is deteriorating and stained, that was the architects observation, they brought in a structural engineer, Struebal Engineering who did a building condition assessment in 2007 of the entire building but his comments in regards to the brick work were the condition of the brick façade was generally good although some areas had been repointed with what appeared to be cement, a cement, sand mixture rather than mortar at the front east of the building, some mortar was over raked joints and the column projection to the right of the entry door around the corner to the northeast a crack propagated diagonally up through the mortar joints from the top of the keystone above the lower window, on the northern façade a large amount of joint repair was noticed above the western most basement window the granite lintel on the southwest corner a number of drilled holes in the brick and mortar were noticed, these holes should be plugged to prevent water infiltration and subsequent freezing that might damage the brick work locally also the architect took a sample of mortar and sent it to a laboratory for analysis, comments from the analysis include, in the laboratory the mortar sample was analyzed according to procedures developed by the national park service for mortar analyses, this allows for the preparation of

## BOARD OF SELECTMEN Meeting Minutes

mortar that visually matches the original mortar for repointing and it lists two types of mortar mix is recommended both of these mixes will provide adequate strength and stability as well as compatibility with the existing mortar still extant in the wall. The original pointing technique used in the construction of the wall should be replicated. That was the report in addition to this data CD Corp contacted an expert mason experience in historical restoration for information before proceeding with this project this was our information gathering that assessment yielded the following there is 6000sqft of brick in the building an estimated 12% of the building needs to be repointed, the building needs a gentle washing, identified areas, specific areas need repair included corners of the building around the windows, fire escape, and entrance, this expert never saw this report, he's virtually saying the same thing, some work is required in areas that are not condensed it's spread out more on the building, he said we'd have to rent equipment, to get up to heights you needed to, we'd have to buy materials, mortar basically at that point CD Corp before coming back to the committee also identified three foundations that would entertain a grant to assist with funding of the project and he compiled a project budget and determined a cost, the committee looked at all of that, we talked about it and the decision to proceed was made and two grants since that time have been submitted and awarded and a third will be applied for in the spring, grants have periods of time when they take applications so over a nine month period we will have applied for three, and that was in the project budget plan, an article for the town meeting was requested of the select board to, I will use the term loosely, "match" what we raised through grants all of this data would inform the request for proposal that the budget committee is questioning whether we have data or not whether we know enough to write an RFP, do we have enough data all of this data would inform the request for proposal should the townspeople agree to proceed and if we did our RFP would look like this, perhaps, a request per sqft of brick be repointed this method would allow apples to apples comparison for the bidders, of the bidders, we would certainly put a request for specific repairs based on the report and anybody is welcome to look at it the pictures were taken at the time we know exactly where they are they look exact the same way right now. There'd be a request for cleaning, sealing, bidders would be asked to review the building before bidding, it would include a timeline, an hourly rate, materials, rental would have to be identified the project would be awarded through a competitive bidding process per state law if you feel further information is required for the committee and CD Corp to produce an RFP for the project then we request an additional article be inserted into the town warrant for the upcoming March meeting to fund the additional needs assessment that the budget committee is recommending and I'll be happy to acquire an estimate for that is you wish, it's not fair to stop our process and then have us go look for funds to do this contingency, they're putting something on us that they're not funding. So I'm hoping you'll do that. If you agree we need an assessment. Thank you." Sonny does not think that we need another assessment and Joanne says that the one from 2007 was the best that she had seen but that the board should support the committee.

- Judy read an email from the town attorney regarding the fixing of the town vault, in said email Natalie said that the town should file an insurance claim with Ed Morgan's insurance for the cleanup of records, which was an estimated cost of \$5525 and materials provided, cost of repair, improperly installed HVAC system, and cost of dehumidifier and that you can file this claim with a letter stating these facts and also stating the claim is being made because Morgan's Construction agreed to do work for the town's record storage unit. It included the cost of insulation and the HVAC system and that after these items were installed you found out that they had been installed incorrectly ending up with the mold and damage to the records. The board and Judy discussed the responsibility that the town has to preserve the records and that Natalie had said that due to it being a state law the town has a duty to take care of the records.

**BOARD OF SELECTMEN**  
**Meeting Minutes**

Judy talked about the fact that Natalie had said that Morgan's insurance looks to have expired January 30, 2018. She also went on to discuss that it was Ed Morgan's subcontractor and not the town's that had come and done the work. Judy went on to speak about the fact that she had called New Energy Solutions, HVAC company, and talked to the owner about it and he said he didn't know anything about it but he did say that the person who had come out to take a look at it had worked with him. She also said that he had called asking for more stuff and she hasn't heard from him after she sent it. Sonny made the comments after Judy had sat down that two people have come to look at the vault and have said the same thing that the outlet air duct is backwards which lead to air being pulled into the building resulting in the mold and damage. He also made the comment that it was faulty workmanship and that the board did not know it at the time. Sonny also mentioned that they were still having the problem and that he was looking for a motion to move forward with sending the letter to the insurance company and to get done what needs to get done. Wendy **motioned** to move forward with the cleaning of the vault and the purchasing of a dehumidifier and repair any mechanical. Joanne **second**. **All** were in favor.

- The board had a brief discussion on some of the warrant articles; Joanne said that she was happy to see a recommendation to transfer money from the unassigned account to reduce tax commitment. They also discussed needing the ending unassigned for the transfer to the capital reserve project account. Dottie also mentioned putting monies aside for a 2024 re-val.
- Sonny brought up the fact that the furnace in the scout hall and that it needs to be fixed, Steve Malmude brought up an inverter for the hall, the board decided that they would get some quotes and discuss it further at another time.

ANNOUNCEMENTS:

- Wendy read the announcements.

WARRANT:

- Wendy **motioned**. Joanne **second**. **All** were in favor.

HEARING OF CITIZENS:

ADJOURN MEETING:

- Gil **motioned**. Joanne **second**. **All** were in favor.

The Meeting was adjourned at 8:03pm.

**BOARD OF SELECTMEN**  
**Meeting Minutes**

These minutes were approved by the Limerick Board of Selectmen on: January 28, 2019, amended on February 11, 2019.

End of Broadcast

Respectfully submitted,

---

Courtney Davis

FOR DETAILS OF MEETING  
SEE RECORDING  
"Limerick Selectmen's Meeting"  
January 22, 2019

By Scott Pomerleau