

## FINAL



### WEARE BOARD OF SELECTMEN MEETING MINUTES May 1, 2017

**PRESENT:** TOM CLOW, CHAIRMAN; FREDERICK W. HIPPLER, VICE CHAIRMAN; JOHN (JACK) MEANEY, SELECTMAN; JON OSBORNE, SELECTMAN; AND JAN SNYDER, SELECTMAN.

**RECORDING SECRETARY:** Beth Rouse

**GUESTS:** Frank Campana, Sherry Burdick, Tim Matheson, Chip Meany, Building Inspector/Code Enforcement Officer, John Vanloendersloot, Heleen Kurk, Betty Straw, Eldon Townes II, and Rick Brown

Chairman Clow called the meeting to order at 6:31 p.m. followed by the Pledge of Allegiance and a moment of silence for Maureen Betts.

#### DEPARTMENT HEAD/COMMITTEE ITEMS

Building Inspector/Code Enforcement Officer Chip Meany informed the Board of Selectmen that the cleanup of the Next Generation Garage on South Stark Highway has begun to allow the Highway Department use of the building during the construction of the new highway garage. Mr. Meany explained that there has been an outstanding complaint between Mr. Brooks (previous owner of Next Generation Garage) and the New Hampshire Department of Environmental Services (DES). Most of the work has been completed; however, there is still the matter of barrels with hazardous material that need to be disposed of. Mr. Meany contacted three vendors to receive quotes for the disposal of such barrels. Only two vendors submitted quotes. Only one of the vendors, Accuworx, actually came out to the site and also contacted DES to discuss the details of the work that needs to be completed. Mr. Meany informed the Board of Selectmen that all monies spent to bring the garage up to code will be recouped once the garage is no longer needed by the Highway Department and the property is sold or auctioned. **Selectman Jack Meaney moved, Chairman Tom Clow seconded to accept the estimate from Accuworx out of Peterborough to clean up the Next Generation Garage, not to exceed \$2,500. All in Favor 5-0-0.** Mr. Meany also informed the Board of Selectmen that currently there is no power to the house only the power was restored to the garage; however, in order to get water pumped to the garage they will need to dig a trench to the house in order to provide power to the pump.

#### MEETING MINUTES

April 24, 2017 Minutes: **Chairman Clow moved, Vice-Chairman Hippler seconded to approve the April 24, 2017 minutes as amended. Passed 5-0-0**

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### MANIFESTS

Chairman Clow moved, Selectman Snyder seconded to order the Treasurer to sign accounts payable and payroll checks dated May 4, 2017 as included in the following manifests:

Payroll Manifest	\$	42,987.07
Fire Department Payroll Manifest	\$	12,686.38
Accounts Payable Manifest	\$	21,116.55

**TOTAL** **\$76,790.00** **Passed 5-0-0**

### PUBLIC COMMENT

John Vanloendersloot, Walker Hill Road, inquired on the status of the Police Chief contract negotiations. Chairman Clow responded by saying that the current contract does not expire until June 7<sup>th</sup> and to-date there has only been a short non-public meeting with the current Police Chief and there really has not been much discussion regarding the details. Mr. Vanloendersloot also inquired as to whether the Town is still seeking a part-time or a full-time Police Chief. Chairman Clow stated that it has not been addressed yet.

Tim Matheson, River Road, stated that at the previous Board of Selectmen meeting a member of the Board stated that the only reason that the Warrant Article asking for monies for Government Building Maintenance was voted down was because the voters wanted the projects to be broken out into individual Warrant Articles. Mr. Matheson believes that was not the case. Mr. Matheson stated that the Finance Committee did not recommend the Warrant Article as stated in the mailer ō it is not clear to the Finance Committee that the town has taken steps to create a comprehensive work plan, secure appropriate quotes, and establish an appropriate working budget for the projectsö.

Mr. Matheson attended a Highway garage meeting last Wednesday and asked the Clerk of the Works of the project numerous questions. Mr. Matheson stated that the Clerk of the Works was unable to answer questions such as: How many zones will the radiant heat floor be in? What is the thickness of the insulation under the slab? What is the R-value of that insulation? What will be the annual cost of running the \$50,000 dehumidifier? What type of overhead doors will be used, because with certain commercial doors that they will be unable to lift the dump bodies in the garage without hitting them. What are the gauge of the rails and the size of the rollers? What type of tank for waste oil? Mr. Matheson presented a list of questions for the Board of Selectman that he asked the Clerk of the Works and did not get answers. Mr. Matheson suggested installing an additional firewall, dividing the building into three zones. Mr. Matheson wishes that the public review the YouTube videos of February 29, 2016 and March 7, 2016 to watch discussions on the radiant heat, and the impact that the radiant heat will have on the moisture within the garage, as well as discussions on the fire suppression system.

Eldon Townes II, Huntington Hill Road, inquired if the Planning Board was considering an option for a cistern in the area. Vice-Chairman Hippler stated that there is a manmade pond behind the dog kennels that is used by the Fire Department as a dry hydrant. Mr. Townes asked how the Town can get around State

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requirements. Chairman Clow informed Mr. Townes that the Town is meeting all State requirements and codes. Chairman Clow continued stating that if a fire was to occur, it would most likely be an electrical or fuel fire and that water is not the agent that would be the most beneficial to put those types of fires out. The building will be in two zones with a firewall separating the trucks from the work area, offices, lunchroom, and locker room. Mr. Townes wanted to know where the money went that was allocated for the fire suppression. Chairman Clow explained that the Board of Selectmen went to the voters in 2015 to have money raised to hire an engineering firm to design plans for the Highway garage. Unfortunately, that was voted down and a committee of Residents was established to research and come up with a budget for a new garage. During that time the committee visited numerous garages in neighboring towns, listened to the pros and cons of each building, then came back and proposed a garage that would house all the Towns trucks and equipment and a budget for doing so. Once the Town approved the bond for the new garage, it had to be a design/build and that is where it was discovered that in order to house all the trucks inside and stay within the budget, changes had to be made. Mr. Townes inquired if the garage was built for expansion, and if so can't trucks be placed outside for now until the expansion was added on. Mr. Townes' concern was for the safety of the personnel and wouldn't it be more beneficial to be safe than to have the extra square footage. He went on to state that with radiant heat, the floor will always be on in the winter, because every time the garage door opens, the floor will have to be on to compensate for the heat loss, and all the snow and ice that melts from the trucks will land on the floor which will cool it down and therefore need to be on to counteract that. Mr. Townes would like to see some action taken and have this put off for a bit while it is discussed further.

Sherry Burdick, Deering Center Road, stated that while she was on the first committee for the highway garage one of her first statements was "if this building is built without a fire suppression system then it shouldn't be built at all". Mrs. Burdick stated she would like to receive copies of all meeting minutes from the first committee and the second one. Chairman Clow stated that Merry Rice, Administrative Assistant, should be able to get those minutes for her, if not; she will have to wait until Town Administrator Naomi Bolton returns on Monday. Chairman Clow stated that there might not be formal minutes from the second committee as it was just a workgroup, not a formal committee. Mrs. Burdick stated her opinion about being upset that the Clerk of the Works was unable to answer questions at the meeting held last Wednesday. Mrs. Burdick shared her concern with the Board that the Clerk of the Works told her could not enter the meeting because it was not a public meeting. She went on to say that she contacted the Attorney General's Office and they informed her that she had every right as a resident to be present. Mrs. Burdick concluded by saying that since the new insulation has been installed at the Stone Memorial Building, the propane usage has decreased by 50%.

Betty Straw, Flanders Memorial Road, stated that as a taxpayer and a resident of the Town of Weare she is appalled that there will be no fire suppression system in the new Highway garage. She is very concerned that she was informed prior to voting that there will be in fact a fire suppression system and then to find out now that there won't be one.

Rick Brown, George Moody Road, is concerned about the way that the trucks are to be parked in the new Highway garage. His concern was if the first truck caught on fire, there is no way to get the truck in back out. Chairman Clow informed Mr. Brown that the original plans had the trucks going in two doors and parking at an angle which would have been much worse if a truck stalled or blocked the exits.

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Frank Campana, Quaker Street, made the remark that by moving the Public Comment section of the Board of Selectmen meeting later, it made Mrs. Straw wait an additional ten minutes. Mr. Campana stated that in an article of the February 10, 2016, edition of the Community News that the budget for the new Highway garage includes monies for the well, septic, cistern, and sprinkler system. Also, the minutes from the 2016 Deliberative Session state that both Mr. Steve Roberts and Selectman Tom Clow mentioned that the building will have a fire suppression system. Mr. Campana also stated that the Chairman of the Finance Committee, at the time, as well as a member of the first Building Committee, Lori Davis stood up and informed the public that the numbers presented at the meeting and on the Warrant were in fact õhard numbersö.

Heleen Kurk, Mt. Dearborn Road, inquired if the Clerk of the Works was doing this work pro bono or was he being compensated. Selectman Meaney stated that he was being compensated for his time. Mrs. Kurk also inquired if the advertisement for the Clerk of the Works was in the paper. The Selectmen stated that she would have to wait for Town Administratorø return and inquire with her. Mrs. Kurk then went on to inquire if the Board of Selectmen made the decisions regarding the Highway garage in public meetings. Selectmen Meaney replied affirmatively. Mrs. Kurkø last inquiry was if the Public Works Director has a voice in the decision making and who is making all those decisions. Chairman Clow stated that the Public Works Director Benji Knapp has been included on all meetings where decisions have been made, and they have been made by the Town Administrator Bolton, Public Works Director Knapp, the General Contractor, and the Clerk of the Works.

John Vanloendersloot asked that the Selectmen to look at other options, specifically the radiant heat flooring. Mr. Vanloendersloot stated that he felt that a radiant heat floor is an expensive option plus the \$50,000 dehumidifier. Mr. Vanloendersloot inquired if it would be possible to look into some other infrared type of heat, and what would the savings be?

Tim Matheson mentioned that former Board of Selectmen, Chairman Lacasse was on record stating that they would not sacrifice safety and if the budget became tight then they would reduce the building size. Mr. Matheson also stated that along with the radiant heat flooring running continuously the dehumidifier would also be running continuously. Mr. Matheson suggests dividing the building into thirds and replacing the wash curtain with another fire wall.

## OTHER BUSINESS

Selectman Jan Snyder inquired as to why the Clerks of the Works came before the Board of Selectmen after the building was already ordered. Also, at the meeting last Wednesday there were two packets and she was assuming that those packets would be available tonight for review. The Selectmen agreed that the Board of Selectmen should have those packets made available.

Selectman Osborne stated that the Board of Selectmen should meet with the Clerk of the Works.

**Being no other business, Chairman Clow moved, Selectman Meaney seconded to adjourn the May 1, 2017 Board of Selectmen meeting at 7:54 p.m. Passed 5-0-0**

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### ADJOURNMENT

*Town Resident Betty Straw inquired if she could speak with the Board of Selectmen further.*

As all five Selectmen were interested in listening to Betty Straw's concerns, they unanimously decided to reopen the public meeting at 7:59 p.m.

Present: Tom Clow, Chairman; Frederick Hippler, Vice-Chairman; John (Jack) Meaney, Selectmen; Jon H. Osborne, Selectmen; Janet Snyder, Selectman; Tim Matheson, Sherry Burdick, Betty Straw, Heleen Kurk, and Beth Rouse as Recording Secretary.

Even though others were present, the meeting was just to hear Mrs. Straw's concerns.

Mrs. Straw just wanted to voice her concerns that the Town is paying for projects twice. She went on to explain that the roof on the Stone Memorial Building is a good example, the individual that the Town hired had no experience with copper roofs and it had to be repaired again. The painting on the Clinton Grove Academy dining was a project that the Historical Society did a lot of research on, and learned that there needed to be three layers of paint; a primer, a base coat, and a top coat and they even found a reputable company with Historical building experience. However, the Board of Selectmen at the time, voted to award the project to the lowest bidder and within a year, the paint was peeling and it was discovered that no preparation work was performed and only one layer of paint was applied. Another example for paying twice for projects was the heating system in the Stone Memorial Building. The heating system was not installed correctly as was agreed upon by the parties involved and a new system had to be installed. The Town Hall doors had specifications drawn up and reviewed by State Historian, Dr. Garvin then presented to the Board and again the Board at the time, did not take the specifications seriously. If the Board followed the specifications, there would not be a new set of doors just sitting on the stage waiting to be installed again. Mrs. Straw asked that the Board of Selectmen do some research, trust the people on committees, and not always take the lowest bid. She thanked the Board for allowing her time to voice her concerns.

**Meeting was adjourned at 8:16 pm**

A True Record,

*Beth Rouse*

Beth Rouse

Recording Secretary

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