

Board of Selectmen
Bond Hearing / Public Hearing
Meeting Minutes
Thursday, February 16, 2023
Approved



1) Open Meeting

Acting as Chair, Selectman Andy Guptill called the meeting to order at 7:33 pm. Board members present: Andy Guptill, Jim Delaney.

Others present included: Kimberley Edelmann, Town Administrator; Kurt Meier; Lloyd Perreault; Todd Goings; Herbie Barton; Steve Barton; Tiffany Perkins; Donna Crisp Duclos; Dana Swenson; Leslie Fenton; Chris Walton; Roy Carlson; James Delaney, Jr; John Kinney; Jeffrey Newcomb; Chris Caron; Charles Keyser; Janet Moore; Frank Bryson; Ken & Lee Wells; and Lisa Meier, Recording Secretary

2) Bond Hearing

Selectman Guptill opened the public hearing at 7:34 p.m.

Selectman Guptill explained that the Public Hearing was for the bond itself; however, the board would accept input on the building. He gave a brief history of the project indicating that the proposed building would be 50' x 80'.

Charles Keyser stated that this would be the third time a Select Board had requested more money for this project and asked why, since the \$650,000 was approved last year, nothing been purchased. Selectman Guptill responded that after Town Meeting 2022, Dubois & King increased the price and the \$650,000 was not enough to cover the estimate. Mr. Keyser asked if there was currently \$650,000 available, was it feasible to continue as a whole or do it slowly and continue over time? Selectman Guptill responded that per code, the septic needed to be done immediately. Mr. Keyser asked what could be cut to make a building functional right away.

Selectman Delaney asked Todd Goings for any input as he was a prior Selectman.

Chris Walton commented that the board was chasing after Dubois & King and the project just kept increasing in cost.

Selectman Guptill stated that a bond would spread the payback out for tax payers.

Steve Barton asked if \$650,000 was not enough in 2022, how did that figure come about? Selectman Guptill responded that the board felt a lot of the work might have been able to be done in-house; however, the new Select Board did not want to pull town workers off their own jobs. Not utilizing town workers would also eliminate any liability issues and finger-pointing if something went wrong. Having a general contractor, anything that might go wrong would be the responsibility of the general contractor.

Steve Barton stated that doing this piecemeal sounds like it might be money saving; but with the track record of the town, it would take too long – i.e. the septic system at the Transfer Station. Mr. Barton recommended to decrease the size of the building but keep it so it can be added on to in the future.

Herbie Barton stated that he had come up with a plan three years ago that addressed all the needs of a highway department and he had recommended funding it with a bond.

John Kinney asked if the bond passes, and the Select Board puts the construction project out for bid – if an alternative plan for less money became available, how would that work with money appropriated? Selectman Delaney stated that the bond number could decrease, but it could not increase.

Town Administrator Edelmann explained the timeline for the process. If the Town approved the bond article, the open bid process would begin the next day. Actual construction costs would be known and the bond amount requested would be adjusted. The final bond request would be submitted.

TA Edelmann advised the board may want to create a committee to go through the bids.

Herbie Barton asked if Highway Supervisor Frank Bryson had checked out the building in Potter Place. Frank Bryson replied yes; however, they would not be able to keep the equipment on site. Herbie Barton stated that the town was able to purchase this building now and the Highway Department would be able to work out of it for now. Selectman Guptill replied that that location would need water, heat and electric.

Donna Duclos asked if it was typical for a contractor to come close to a bid cap. Selectman Guptill replied that it could go either way and the board needed to set the budget numbers prior to bidding.

In response to questions from Mr. Caron and Mr. Keyser, Selectman Guptill stated that the Potter Place property would fall into the Shoreland Protection Act and the crew would be unable to wash vehicles there.

Herbie Barton stated that it would not cost a lot of money to put up a pole-barn at White Oak Pit.

John Kinney stated that Vershire, VT was going through the same process – their original price for the building was estimated at \$700,000, the site survey added another \$400,000 for the site prep. They ended up with a \$1,000,000 figure. They went back to the company and the quote was revamped to \$1,800,000 and the town was insisting on a rebid due to some changes to the bid.

Steve Barton again asked if the board had considered downsizing and he also asked why the board had to go with a big-name builder. He also expressed that everything (highway equipment) did not need to be under cover. TA Edelmann stated that bidding would be open to any contractor.

Selectman Delaney stated that he had wanted to go with a wood structure.

Chris Caron stated that the buildings he used were 40' x 60' 16' high at \$32,000; however, the cost to replace them now would be \$52,000. He stated the town might want to call directly and get a price.

Selectman Guptill reminded everyone that the Warrant Article was not specific to this building – only to fund construction of a building.

John Kinney asked if the town adopted an “add-on” plan versus an all-at-once, what would be the difference and the reply was none really.

Kurt Meier asked if there was fire suppression in the building and the response was that it is not required.

Charles Keyser asked if there would be a retention pond.

Jeffrey Newcomb reminded the board that the highway garage in another town burned down not long ago. TA Edelmann stated that the Finance Director called the town insurance company Primex about that. It was indicated that the building would be fully covered without a fire suppression system.

Jeffrey Newcomb asked what the life expectancy for the equipment would be by having it under cover. Selectman Guptill responded that a dump truck would go from 10 years to 12 years.

Jeffrey Newcomb stated he was concerned with the fact that two members of the board were leaving this year and the possibility of future bonding and asked if there was a cap given. Selectman Guptill responded that the cap had not been met in a while.

TA Edelmann asked what the Select Boards next concern was in regard to future projects. Charles Keyser asked what the Lawrence Street bridge would cost and the response was that it would be fully paid for.

Charles Keyser asked what length of bond the board was looking at and the response was they were looking at both a 15- and 20-year bond.

Janet Moore asked if solar was being considered and the response was yes.

Leslie Fenton stated that a phased project loses money due to start up and tear down costs at each phase.

Janet Moore stated that she hoped this conversation would not take place at Town Meeting and asked the board to make it abundantly clear that if approved, it would go out for bid and then the board could negotiate lower and not higher costs. TA Edelmann stated that all information would be on the town website.

Steve Barton asked how much of the original \$650,000 had already been spent and the response was \$91,000.

Todd Goings stated that if the town voted to downsize the building, that would also need to go out to bid.

There being no further discussion or questions, Guptill closed the public hearing at 8:46 p.m.

3) Locke Property

It was noted that a public hearing needs to be scheduled for the Locke property (formerly known as Andover Auto Wrecking) for a junkyard license. Selectman Delaney made a **motion** to schedule the public hearing on March 6, 2023 at 6:00 p.m. Selectman Guptill **seconded** the motion and all were in favor of the motion and the **motion passed**.

4) Adjournment & Next Meeting

There being no further discussion, Selectman Delaney made a **motion** at 8:55 p.m. to adjourn. Selectman Guptill **seconded** the motion. The **motion passed** and the meeting was adjourned.

Respectfully Submitted,

Lisa Meier
Recording Secretary

These minutes were approved at the
Select Board meeting on March 22, 2023.