

TOWN OF WILTON
SELECTMEN'S MINUTES

Date: November 2, 2015
Time: 6:30 P.M.
Place: Town Office
Present: Selectmen and Kermit R. Williams and William F. Condra. Recording Secretary Pamela Atwood.
Chairman Richard E. Swanson arrived late.

The meeting was called to order at 6:30 P.M. by Selectman Williams who was conducting the meeting in Chairman Swanson's absence.

Molly and Norm Shanklin attended the meeting to update the Board on what has taken place with the Library drainage project. Molly is the Treasurer of the Library and Norm has served as the volunteer engineer of the project. Pat Fickett, Librarian, and Trustee Ron Brown were also in attendance.

Molly said that there had been problems that could not be ignored during this job. She then turned the discussion over to Norm. Norm gave a brief history of his credentials; stating that he had mechanical and electrical engineer degrees and extensive construction background working for Lawrence Academy in Groton. He was asked to help layout the project. He detailed the project which began in July and is being finalized as far as the underground activities go in November. He explained the "lollipop" drainage system. He noted that the foundation of the library on the outside was a spectacular straight foundation which allowed for spray-on rubberized sealing. They found a collapsed sewer pipe that was crushed and had roots growing through it, and the backfill around the foundation was made up of boulders instead of stone and dirt. As they moved around the building, they found more damage; the bottom two front steps of the Library entrance were not supported; they had to be reset and braced for the next step of the project. He explained that clean-outs were installed in many areas allowing for cleaning, flushing or the use of cameras in the lines if ever needed. They ran into difficulties with the water line also. A new line was installed creating a non-spliced run, and a backflow preventer was installed which allows for the Library to isolate itself and the Town to isolate itself if necessary. Norm explained where the new drainage system runs and he noted what they found at one of the "Y" couplers: A paint bucket put over one end of the "Y". There is now perforated pipe that goes from drain basin to drain basin.

The discussion turned to the finances of the project. Norm broke down the costs of the project into drainage work and unexpected costs incurred due to all the problems they ran into. The bottom line is that there is an unresolved shortfall of \$12,000 on the drainage related project and a \$20,000 shortfall from the problem resolution expenses. The Library was able to review their finances and come up with \$9,000, which is already deducted from the \$12,000. Norm told the Selectmen that he was very fortunate to have had Richard Blake donate much of his time to this project, saving as much as \$9,000 to \$11,000 in additional project costs. Library Director Pat Fickett noted that she appreciates that Pat from Rymans and Richard Blake worked around the Library's schedule as much as possible.

Molly told how she entered into this project not knowing the scope of the project or the difficulties they would run into. She has been very lucky to have Norm there to help and give freely of his time. Selectman Williams agreed and thanked Norm on behalf of the Town.

The group is asking the Town to help with the cost overrun. Selectman Williams said that the Library is a Town owned building; one that the Town should be proud of. He thinks the Town should take responsibility. The

Selectmen discussed how it should be handled. Do they squeeze money out of this year's budget or present a warrant article if that is even appropriate? Norm confirmed that all the costs for the whole project are built into his summary. Selectman Williams said he would like to bring it to Town Meeting, but it doesn't make sense when the money has already been spent. The Board agreed that they should take responsibility to find \$22,000, but they would like an opinion from Treasurer Jerry Greene.

Selectman Williams thanked Norm for all his effort along with Pat from Ryman's and Dick Blake. Selectman Condra stated that he is convinced that Norm did it right and that this work needed to be done. In total there is a \$32,000k cost overrun but the problems they encountered could not have gone unmitigated. The Library is able to cover \$9,000 of the cost overrun. Chairman Swanson asked how long they had known of the cost overrun. Norm answered by stating that the building could not have survived if they hadn't made the repairs; and they now know the full impact of the project so it was time to come before the Board. The re-seeding and other spring work could be requested with a Warrant Article vote.

Motion: Selectman Williams made a motion to ask the advice of the Town Treasurer for finding the appropriate method to actually spend the money. There was some discussion about maintenance. Molly thanked the Board. The motion was seconded by Selectman Condra and followed by a unanimous vote with all in favor. Motion carries.

Tim Simpson and Hannah Perkins were the next agenda appointment but they did not show up. They were going to inform the Selectmen that they plan to convert 47 Main Street into a residence. No action was taken by the Selectmen in regard to this item. It is an issue for the Planning Board and Zoning Board and Building Inspector to handle. Selectman Condra stated that he would have told them that he thinks it's a big mistake to start converting storefronts to residences. Selectman Williams stated that they have not gone before the Planning Board yet.

Public Comment:

Charlie McGettigan stated that there have been living quarters on Main Street for a long time. Selectman Condra stated that he would hate to see us start losing storefronts. There was no other public comment.

Selectman Williams moved to go into nonpublic session at 7:40 P.M. per RSA 91-A:3,II(a)(c). The motion was seconded and voted in the affirmative.

The regular meeting was back in session at 7:59 P.M.

Administrative Assistant Pam Atwood had two items to discuss with the Selectmen. The first was whether the Board would like to have representatives from Eversource come to a meeting and review the street lighting contract. The Selectmen agreed that they would like to have this meeting. They would like a copy of the current contract beforehand to review.

The next item was about a request for a check reissue for a check that was written by the Town over ten years ago. The Board reviewed the facts and agreed that the check was too old to be re-issued and the response letter as written was appropriate to send to the past resident.

Old/New Business:

Chairman Swanson provided an update on the insulation project. Since they last discussed it, it has been determined that only the knob and tube wiring that could be seen was dead; any that could not be seen was not known to be dead. The benefit to removing the old insulation would be that it would give a clear view of what they are dealing with. Chairman Swanson obtained a quote for \$10,309 for removal and disposal of the old insulation. Selectman Condra thinks it ought to go. Selectman Williams suggested scheduling it in a timely manner so we won't be without insulation for long. Chairman Swanson said it would be a two week period.

Also, he talked to Eversource and told them that we can't do the crawl space or the wall this year and asked if they could re-adjust the savings for the rebate? Selectman Williams agreed that they should go ahead with the insulation removal for \$10,000.

Motion: Chairman Swanson moves to contract with Armstrong for the removal of the insulation and then sign the revised contract with Building Efficiencies. Bill seconded the motion which was followed by a unanimous vote. Motion carries.

Chairman Swanson said the removal would be done on December 1st and the new insulation would be installed on December 15th.

Regarding the heating problem in the Town Hall, the Board suggested that Pam ask John what he has figured out and to ask Steve Elliott for his input.

Regarding the uneven stairs beside the Town Hall, the Selectmen approved the recommendation from Attorney Little to install a sign and the top and bottom of the steps stating that the stairs are uneven and to pass at your own risk.

A press release regarding the pipeline was discussed. The one that was created shows positions against the pipeline from three committees or boards. They added the statement that the Energy Committee is an advisory committee and not authorized to speak on behalf of the Town. The statement will be put on the website.

As the Selectmen were approving the payroll they started a discussion about the rates for the Sewer Department employee who did the Pump Station work. Selectman Williams suggested asking the Sewer Department to adjust their rates to equal the overtime rate of the employee doing the job. This adjustment should happen for next year. They would need to modify their pay rates for any Town employee that did the Pump Station job so that the rate would be their overtime rate. This step is being done on the advice of the Treasurer; and they want to assure that the payroll is done correctly. After checking with Accountant Stan Greene and Attorney Little, the Selectmen will ask the Water and Sewer Departments to make this change and if they have questions they can come talk to the Selectmen.

A discussion on solar panels took place and the Selectmen reiterated that they would write warrant article for a solar exemption.

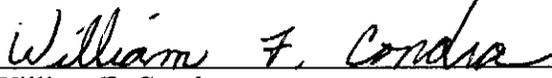
A motion was made to adjourn the meeting at 9:02 P.M. by Chairman Swanson, seconded by Selectman Condra, followed by a vote with all in favor.

Respectfully submitted;


Pamela L. Atwood,
Recording Secretary


Richard E. Swanson, Chairman


Kermit R. Williams


William F. Condra

11-9-15
Date Signed