

Weathersfield Select Board
Minutes
January 14, 2012

Present: Dan Boyer
Norman John Arrison
Michael Todd
Richard Clattenburg
Dave Fuller

Others Present: Jim Mullen, Town Manager
Lisa Slade, Recording Secretary
Brenda Richardson
Andrew Cook
Chris Garofolo
Jeff Spurr
Debbie Graham
Keith Graham
James Clement
Elizabeth G Deliso
Bette Jo Esty
John Esty
Ray Moore
Wes Hazeltine
Ernie Shand
Lorraine Shand
Laurie Cobb
Richard Ballantine
Jeff Slade
Julia Lloyd Wright
deForest Bearse
Edith Stillson
Willis Wood
Tom Appel
Peter Daniels
Charles Horton
Kevin manning
Bruce Murray
Tony Daniels
Pat Daniels
Chief Brown
Alan Hudson

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*John A. Daniels
Town Clerk*

1. Call to Order: Mr. Boyer called the Weathersfield Select Board meeting to order at 7:00 p.m. at Martin Memorial Hall.

2. Discuss Perkinsville Reuse Options: Mr. Boyer explained the Select Board is looking to warn two articles for the Reuse of the Perkinsville School. He explained the first article would be to renovate the 1879 brick school house and the second article is to demolish the 1954/1969 addition.

Mr. Mullen said he, Tom Appel, Peter Daniels and Alan Hudson have been working together on this to get estimates. Mr. Hudson said he worked with three or four contractors to get costs on both options. He said the 1879 brick building would be just one large room with two small bathrooms and a small kitchen. He said the estimate for this building is \$310,000 and these renovations would start after the demolish of the 1954/1969 building.

It was said that there are not any grants available for mold remediation or removal but there may be some money available to help with asbestos removal. Mr. Ballantine said he thought the school paid for removal of mold and asbestos already. Mr. Boyer said according to a recent study there is still mold and asbestos in the building. Mr. Appel said some of this was taken care of but there is still some in the buildings that needs to be dealt with since it is going to be disturbed during renovation.

Mr. Boyer said if this passes, the Board will look for grants to reduce the estimated costs. He said the bond vote is worded that it will not be more than "x" amount of money.

Mr. Hudson said estimated maintenance costs once the renovations are complete would be \$35,000 annually (in today's dollars).

Mr. Tony Daniels asked what the square footage was, Mr. Hudson said about 1800 square feet.

Mr. Graham asked if we could sell it for the same dollar we purchased it for. Mr. Boyer said that is an option to look at if the vote(s) do not pass this time.

Mr. Arrison said the Board has been trying to determine how to structure this next bond vote and if this is turned down then his personal opinion is we should look at selling the building as is.

Mr. Wood asked if the votes fail will the Select Board go back before the voters to ask about selling. Mr. Boyer said that is not necessary, the Select Board can decide to sell without going back to the voters. Mr. Arrison added that if this happens the voters can petition for a vote.

Mr. Spurr said we need to make people aware of the vote and the options if the motion fails. Mr. Arrison said the bond votes requires an informational meeting which will be the Town meeting. This meeting is on SAPA and discussion during past Select Board meetings have also been on SAPA. He said the Board is considering an additional mailing.

Mr. Clattenburg said it seems to him if the bond vote fails we are a little naive to think someone is going to buy the building as is. And, if a non profit buys it then it

wouldn't generate property tax income to the Town. He doesn't think this is going to turn into something that will make the town money. Mr. Mullen said he has been told by a Realtor that it would probably sell for \$30,000 as is.

Mr. Hudson said to do hazardous material remediation and to demolish the 1954/1969 building it will cost an estimated \$400,000. He said he has been through the building a number of times and he feels this building needs to be demolished due to the condition. Mr. Mullen said there isn't money available to help us demolish the building but if we demolish an addition to a building you are restoring there may be funds available. Mr. Peter Daniels said there may be funds available to help with the demolishing, all we need is an end use. Mr. Arrison said he is not sure what Federal money will be available in the future. Mr. Daniels said they have funds available.

Mr. Todd said this seems like a re-run from the November vote. In November this was voted down, the same dollar amount of \$700,000. He said he feels these numbers are insane. **Mr. Todd made the motion to warn a bond article for \$250,000 for demolishing the 1954/1969 building, Mr. Fuller seconded the motion.** Mr. Arrison said if this passes the balance of \$150,000 would have to come from the fund balance and/or grants. Mr. Mullen said the motion has to include how much for the bond and how much the total cost of the project is. **Mr. Todd amended his motion to include for a final project cost not to exceed \$300,000. Mr. Fuller seconded the amended motion.** Mr. Fuller said he seconded the motion for discussion purposes. He said he won't support using \$150,000 cash in addition to the bond. Mr. Clattenburg said we should not lead voters to believe it is going to cost \$300,000 when estimates are at \$400,000. **The vote on the amended motion failed 1 - 4, Mr. Todd is the only Board member that voted in the affirmative. The vote on the original motion also failed 1 - 4 with Mr. Todd being the only Board member that voted in the affirmative.**

Mr. Arrison made the motion to warn and article to bond \$250,000 towards an estimated project cost not to exceed \$400,00 for demolishing the 1954/1969 building, Mr. Fuller seconded the motion. Mr. Clattenburg said if we bond \$250,000 and it costs \$400,000 the Select Board has to come up with the difference. Mr. Arrison said this could be through grants or from money out of the General Fund. Mr. Peter Daniels said he feels it is realistic to get grants for up to a couple hundred thousand dollars. Mr. Fuller said with all due respect he doesn't trust grants, he would rather be safe than sorry and bond for the full amount. **The vote failed 1 - 4 with Mr. Arrison being the only Select Board member to vote in the affirmative.**

Mr. Fuller made the motion to warn an Article for demolishing the 1954/1969 building and bond up to \$400,000 for an estimated project cost of \$400,000, Mr. Clattenburg seconded the motion which passed 4 - 1 with Mr. Todd being the dissenting vote.

Mr. Todd made the motion to sell the 1879 brick school house at auction. The motion failed for lack of a second.

Mr. Arrison made the motion to warn a article to bond up to \$310,000 for an estimated project cost of \$310,000, Mr. Clattenburg seconded the motion. Mr. Fuller said based on the square footage he feels this estimate is too high. Mr. Clattenburg said

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he agrees it does seem expensive but he feels the townspeople should have an option to vote. Mr. Fuller said he agrees the voters need a choice. **Motion carried 4 - 1 with Mr. Todd being the dissenting vote.**

3. Continue Review of FY14 budgets: Mr. Mullen said they have reviewed the Highway budget again and they are at a proposed increase of \$5,000 at this time. He said a 1.7% wage increase is included as well as having the employees pay 20% of the medical insurance rate increase. He said this is using \$80,000 out of the fund balance - \$50,000 to reduce taxes and \$30,000 for the Baltimore Road culvert. Mr. Fuller said he thinks we should leave a 10% fund balance and Mr. Hazeltine should be able to allocate the raises as he sees fit. Mr. Hudson said he believes another employee is leaving in a couple months and that position should be left vacant so we could take some salary out of here. There was discussion if the highway department could operate with one less employee.

There was discussion on HRA vs. HSA and funding the deductible for employees, as mentioned before the total compensation package needs to be looked at but not necessarily during budget season. Mr. Todd said if employees paid 50% of the health insurance rate increase then we would be coming in level funded at this time. The consensus was to work on this budget again in the next week so it comes in level funded.

Mr. Mullen said the proposed General Fund budget is showing a \$22,000 increase at this time. He noted the payroll clerk hours are decreasing from 24 hours per week to 18 hours per week.

Mr. Hudson said he feels we should cut mailing the Town report from the budget, he said people could pick them up at specified locations throughout Town which would save a couple thousand dollars.

Mrs. Slade said the voters approved the purchase of a new fire truck last year which is one reason why the budget is up this year. She said the voters should realize you can't keep approving purchases without expecting your taxes to increase. She said the Board should put the budget before the voters and let them decide if it should be approved. Mr. Fuller said that we are looking at a large change in our police budget so we need to look at this closely. Mrs. Slade said if the voters support the police coverage then they will vote in favor of the budget like they have in the past.

Mr. Fuller said the question is should we budget for another full time Officer instead of having the two part time Officers or should we budget for a third part time Officer (as an investigator). Chief Brown said he likes the twenty hour Investigator option and keep the two part time Officers. Mr. Arrison asked Chief Brown if he thinks the Investigator would go on calls or just strictly do investigative work. Chief Brown said he would expect the Investigator would only go on calls if it was a true emergency.

Mr. Mullen said he is proposing the solid waste punch ticket price be increased to \$2.50 on July 1st and that we decrease the per parcel fee to Weathersfield residents down to \$29. He also recommends using \$15,000 from the fund balance.


4. Executive Session: Town Manager's Annual Performance Review: **Mr. Todd made the motion to move the executive session to the next meeting. Mr. Arrison seconded the motion which passed without dissent.**

5. Adjourn: **Mr. Fuller made the motion to adjourn. Mr. Clattenburg seconded the motion which passed without dissent.** The Weathersfield Select Board meeting was adjourned at 10:27 p.m.

Submitted by,
Lisa Slade

Approved by the Weathersfield Select Board on February 19, 2013

Michael Todd



Norman John Arrison



Dave Fuller



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