

Weathersfield Select Board
Special Meeting
Meeting Minutes

November 10, 2014
Approved 11/12/2014

Present: N. John Arrison
David Fuller
Daniel Boyer
Richard Clattenburg

Others Present: Town Manager, Jim Mullen

Charles Horton	Susan Boyer
Alan Hudson	Lynn Esty
Michael Todd	Ellen Clattenburg
Alison Roth	Melissa MacKenzie
John Esty	Wes Hazeltine
B J Esty	Shirley Harlow
Ginger Wimberg	Georg Lamb

1. Call to Order

Chairman Arrison called the meeting to order at 6:04 PM at Martin Memorial Hall.

2. Award bid for remediation of mold in 1878 Perkinsville School building?

Chairman Arrison said three bids had been received and that the Town Manager had provided some suggestions for funding sources in a memo to the Board.

Mr. Fuller asked for clarification of the work that has been bid on. Mr. Mullen showed the Board a drawing of the floor plan of the building and indicated that the project included everything except the portion under the addition. Mr. Mullen said that the portion under the addition is only a crawl space, making access difficult for the type of work being proposed. He said that the addition would have to gutted and the floor boards removed to get access to the floor joists and beams underneath. He said this might constitute a separate project to be taken up when the sills are to be repaired and the new bathroom installed. This area would be sealed off from the rest of the building until such time as this part of the work could be done.

Mr. Fuller expressed concern about the effectiveness of the seal and the possibility that mold from the addition could re-contaminate the main part of the building. Mr. Mullen said that a fan would be installed that would create a negative pressure in the crawl space. The air would be vented to the outside.

Mr. Todd asked about the length of time the addition would remain sealed, i.e. how long before that part of the project is undertaken. How long would the seal last?

Mr. Fuller wanted to know how much it would cost to remediate the mold in the addition as an additional task to the main project. If the cost were not too high, he would be in favor of doing everything at once.

The idea of having volunteers do the demolition work in the addition was discussed. Matt Keniston said that volunteers could be kept safe with NIOSH respirators and having plenty of ventilation. Mr. Arrison said those same guidelines are given on the EPA's website.

Mr. Mullen called Todd Hobson of Claypoint Associates on the telephone so Mr. Hobson could join the conversation.

Mr. Arrison asked Mr. Hobson why the addition was not included in the project as bid? His (Mr. Hobson's) concerns:

- Where the town is with the rest of the project;
- How to keep the crawl space dry once the remediation is done;
- The remediation project would have to move outside, making it subject to the weather;
- The contents of the rooms upstairs would have to be emptied;
- The crawl space would have to be accessed through the floorboards upstairs.

Mr. Boyer asked if a dehumidifier could be installed after remediation, to which Mr. Hobson replied, yes, especially in light of the exterior drainage work that has already been done and if all of the floor in the addition is gone.

Mr. Arrison asked Mr. Hobson for a price estimate. Mr. Hobson said he has not seen the space, so it is very difficult to predict, but he estimated \$6,000 - \$10,000. The cost would be closer to \$10,000 if the contractors have to do the demolition in the addition. He encouraged volunteers to do the demolition with the proper protections as a cost-saving measure.

He suggested re-bidding the project so as to include remediation of the mold under the addition.

Mr. Mullen asked Mr. Hobson what the disadvantages might be if the addition were not done at this time. Mr. Hobson said he would have to re-bid the project, mobilization of the contractor, and the cost of venting the crawl space. Mr. Hobson said he would not charge the \$3,000 services fee if the project were done later.

B J Esty asked Mr. Hobson what will happen with the mold under the addition if no action is taken at this time. Mr. Hobson said he really had no idea, although he said conditions have improved because of the exterior drainage work and the effectiveness of the dehumidifier in the main space, which is actually bigger than the space requires. He presumes that at least a little dehumidification is taking place under the addition.

Mr. Hobson left the meeting at this point.

Mr. Hudson asked for the monthly cost of carrying the building. Mr. Arrison said \$4000 is currently budgeted (annually) to heat the building. Mr. Mullen produced a budget created by Mr. Mullen and Mr. Hudson on 1/6/14. It included:

- Telephone (\$600)

- Electricity (\$1200)
- Insurance (\$1300)
- Alarm (\$275)
- Heat (\$2000)
- Cleaning (\$1000)
- Highway Services (\$2000)
- Misc. (\$2400)

Mr. Arrison said this expense would appear as a line item in the budget.

Mr. Lamb said that this seems like a “rush to judgment” without a comprehensive plan of what will be done with the building and without a vote of the Town. He suggested coming up with a plan for the whole building and then ask the Town if they want to spend the money. He said he was concerned that some tasks may be done twice.

Lynn Esty disagreed and said the building has been empty for six years, that the Town had paid another town to house the town’s food shelf, that the town is currently paying rent for the food shelf to be housed at another facility and if the town doesn’t do this now, when would it?

Mrs. Boyer said that in her opinion the vote from the town to keep the building was a clear message that they want it and that they recognize the cost of keeping it and that it’s important to them.

Mr. Horton wanted to know how many more thousands of dollars the board intended to spend without the taxpayers knowing about it? He said close to \$60,000 is being proposed.

Mr. Hudson said that at the last select board meeting the cost (without the mold) was \$6,000 - \$8,000 and now it is up to \$14,000. He recognized that some of the total was coming from funds raised by the committee and the food shelf. He wanted to know where the number was going to end up.

Mr. Lamb referred back to previous estimates of rehabbing the building of \$80,000 to \$180,000 and higher, stating that these represented a comprehensive approach. B J Esty said the committee is trying not to burden the taxpayers with a single large amount and that it does not feel that everything needs to be done all at once. Matt Keniston said that the mold mitigation and the heating system are the biggest hurdles to getting the building back in use. He said the committee will continue to apply for grants. He said the committee was planning to leave one room vacant so work can be done on it right away. He said volunteers will come in and do much of the work. He said by talking about the big numbers, there is the risk of defeating everything before it has a chance to get up and get going.

Motion: To direct the Town Manager to work with Claypoint Associates to go back to the three contractors to ask them to refine their bid which will take care of the entire mold problem according to whatever the specs are.

Made by: Mr. Fuller **Second:** Mr. Boyer

Discussion: Mr. Arrison reminded all that Mr. Hobson had said it was okay to go in there and prepare that area for that work.

Mr. Lamb asked how this was going to be paid for. Mr. Fuller said the memo said there is an audited surplus from the general fund for (FY)14. He said maybe the bond for the school consolidation should have had \$300,000 - \$400,000 in it to address closure of the school. It did not and it fell into the lap of the Town. He agreed with Mrs. Boyer – the vote was warned for 90 days and people seem to want to save the building. The costs presented have been lower than the original scale. He said entities have had many opportunities to come and say what they want to do with the building and none has really surfaced outside of the Food Shelf. He said he didn't know if the building will ever be 100% in use. He said he was very nervous about the potential liability of opening the building to public use knowing that the building is contaminated with mold.

Mrs. Wimberg said she felt the taxpayers knew there would be expenses when they voted to keep the building. She said she thought it was part of the vote.

John Esty asked if there were more than three companies that were qualified to do the work, saying that perhaps there are others who could do it for less. Mr. Mullen and Mr. Arrison said that the contractors must be qualified for mold removal, not just abatement. Mr. Mullen said ultimately the job must pass the final air test.

Mr. Todd said he had done at least two presentations on this building. He has always tried to make sure that people knew what the costs were going to be. He said even though there has never been a vote to spend a specific amount of money, he felt it had been made clear that if they wanted to keep the building, they would know what the cost would be. He felt that when the voters voted to keep the building, they voted to spend that money. He said he would prefer to see it go back to the voters, but he did feel they have already agreed to it.

Mr. Clattenburg asked if the Board cannot officially condone use of the building until the mold is cleaned up? Mr. Mullen said mold is not regulated at all. He said the issue is more about liability. Mr. Arrison said the State will not tell us that we cannot occupy the building because there is mold in the basement. Mr. Mullen said there is no permit needed to mitigate it, as you need with asbestos abatement.

Vote: Unanimous in favor.

This discussion will continue at the next regular meeting of the Board on Monday, November 17th.

3. Adjourn

Motion: to adjourn the meeting.

Made by: Mr. Clattenburg **Second:** Mr. Fuller **Vote:** Unanimous in favor

The meeting adjourned at 6:55 PM.

Respectfully submitted,
deForest Bearse

WEATHERSFIELD SELECTBOARD

N. John Arrison, Chairperson

Daniel E. Boyer, Vice-Chairperson

David T. Fuller, Selector

C. Peter Cole, Selector

Richard N. Clattenburg, Selector