

Members Present: Bernardine Hoard, Bruce Mello, Mike O'Donnell, Stanley Noga, Dot Maggio

Others Present: Kim Smith, Michael Bosworth, Mark Bills, Kerry Bourne, Shannon Meckle

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Bernardine Hoard, Chair

MINUTES

July 1, 2015: The following corrections were made to the minutes of July 1, 2015:

- Under Minutes: Correct the spelling from "Lewandowski" to "Lewandoski"
- Third paragraph from the bottom on Page 1: Correct "Hi" to "Historical Society"
- Under Unscheduled Members of the Public: "come to the Selectboard."
- Also, under Unscheduled Members of the Public, add Kerry Bourne's inquiry about wooden ridge cap.
- Under Tax Rate: Insert "rate" after "municipal" in the motion.
- In the motion for an Executive Session, add "to discuss legal matters."
- In discussion of Ellen Ware Road, clarify that they are widening the "narrow" section of Ellen Ware Road.

A motion was made by Dot Maggio to approve the minutes as corrected. The motion was seconded by Stanley Noga. The motion carried unanimously.

MEMBERS OF THE PUBLIC

Scheduled Members of the Public:

There were no scheduled members of the public.

Unscheduled Members of the Public:

A motion was made by Bernardine Hoard to move the discussion of the Heat Initiative to Unscheduled Members of the Public in order to allow Kim Smith and Michael Bosworth to speak. The motion was seconded Dot Maggio. The motion carried unanimously.

Bruce introduced Kim Smith and Michael Bosworth to the Selectboard.

Kim Smith presented background information on the Heat Initiative, noting that there are \$1.6 million in funds. Funds are primarily used to install new systems, but there are also funds for technical assistance, assessing, and helping grantees through the process.

Kim stated that they were seeking approval from the Selectboard to conduct a thermal energy audit. The cost of the energy audit is \$4,500, and the Town's share would be 25% (\$1,125.00.)

Kim and Michael then opened the floor up to questions. A question and answer period ensued regarding the particulars of a pellet system, the mechanics, cost considerations, and maintenance of the system.

Kim explained that the cost of the particular system needed for the school isn't known at this time. She noted that a very rough estimate would be approximately \$50,000.00, and the share covered by the grant would be approximately 25%. This cost would include the boiler installed, plus essential components of the boiler system. Kim noted that there are currently three local (Vermont and New Hampshire) pellet manufacturers, and the pellets would come from one of the three local plants.

Discussion ensued regarding the effectiveness of a thermal energy audit being done in the summer. Kim noted that there needs to be an approximately 15 degree differential between inside and outside, but that these are commonly done year round. Kim stated that while the energy audit would not tie directly in to Efficiency Vermont services, this program will help the town move in that direction.

Kim noted that the town would need to move quickly through the process in order to get the boiler installed this fall, however also noted that the program is available for two years. She estimated that if an immediate decision were made to have the energy audit, it would create a four-week turnaround. This would allow the town to line up financing and get voter approval.

Stanley asked whether there were other grants available that the church might be able to take advantage of, and if there were, whether they were full grants or matching grants. Kim stated that the church might be able to apply for a municipal planning grant, which would cover assessment work, noting a 20% match.

Guy suggested that funding for the energy audit could come from the \$30,000 remaining in the former revolving loan fund, and that it would make a lot of sense to have the energy audit done and know exactly what the cost will be.

Discussion ensued regarding the possibility of tying the boiler to both the school and the church. Kim explained why tying the two together would not be viable. She stated that a two-boiler system is often recommended. Discussion ensued. Michael Bosworth noted that the energy audit for both buildings would be more extensive. Stanley noted he felt that it was premature to consider tying the system in to both buildings.

Bruce asked whether the inconsistent temperatures throughout the building would be looked at in the energy audit. Kim replied that the energy audit pinpoints ways to balance and optimize the system. They will look at all the different components and how to create cost savings.

Dot noted that she still had a concern about whether the energy audit would be able to accurately determine heat loss, when being summer determine heat loss. Kim reiterated that these are routinely done year round.

A motion was made by Mike O'Donnell to go forward with the energy audit at a cost of \$1,125.00, to come out of the former revolving loan fund. The motion was seconded by Bruce Mello. The motion carried unanimously.

Kim will coordinate with Bruce to gain access to the building and work with the tenant on conducting the energy audit.

OLD BUSINESS

Road Business - Greer Road and Bridge:

Kerry Bourne stated that he'd gone and looked at the Greer Road bridge since the last meeting and voiced his concern that if the current deck and stringers are removed, alleviating the weight on the abutments, the abutments could collapse. If this occurred, the town would be stuck with a very expensive repair. He suggested a cheaper alternative to the steel I-beams talked about at the last meeting. He noted that there are several locust trees on town property that could be used for stringers. He suggested using the locust trees for stringers and adding them to the current stringers. This would be improve the strength of the bridge without disrupting the abutments. He noted that the wooden bridge he built out of locust and yellow pine has accommodated 60,000 pounds.

Mike noted that if locust were a feasible material to be used in modern times, contractors would be using it. He noted that for municipal use, there could be a liability.

Stanley reminded the Board that voters have made it clear that they don't want to spend money on this, and encouraged the Board to at least look at and weigh more economical, and still functional alternatives.

Discussion ensued regarding whether an engineer would sign off on this type of repair and whether it would be adequate for the required weight limit that was agreed upon (24,000 lbs.)

Stanley noted that the meeting notice for the Board's decision on the classification of the road did not include the bridge, however the bridge was discussed. As such, he was not part of the discussion of the bridge because he'd been asked to recuse himself from the Greer Road issue. He felt it was important to consider tax payer suggestions, especially in an effort to save money.

Bernardine noted that no decisions on the bridge had been made to date.

Mark Bills reported that the quote for an engineered design was \$10,000, including the hydraulic study. They offered quotes on three designs based on the site conditions: a reinforced concrete slab bridge, steel beams with a wood deck, and steel beams with a concrete deck. Mark also stated that he liked Kerry's idea. It would strengthen the bridge without compromising the abutments. Also, in the event that there's a need for heavy equipment, there are ways to strengthen the bridge.

Mark noted that for a 24,000 lb. load rating, the engineers recommended 18" beams. The beams would create a more severe incline to the bridge and the cost for each 18" beam would be \$1,200.00.

Discussion ensued regarding cost savings, the possibility of an expensive fix if the abutments fail, and the liability involved if the bridge is not built to specifications. Stanley asked whether Renaud might have used beams that could save money. Mark Bills will inquire.

It was suggested that the town contact Charlie Ezequelle and ask him for some advice. Bruce will contact Charlie. Mark Bills and Mike O'Donnell noted that they would like to be involved in any meeting.

Guy suggested someone call VLCT to ask about bridge requirements and liability. Stanley Noga will contact VLCT.

Greer Bridge will be on the agenda for the next meeting.

Other Road Business: Mark Bills noted that the roads are holding up. He has started cutting brush back on the sides of the road. He stated that the single pass of roadside mowing was completed, but he received some complaints. Mark noted that some areas look good, but other areas don't look like it was done at all. Discussion ensued. Mark will follow up with him. Regular mowing will occur in late August/early September.

Parking by the Bridge: – The Board asked Mark if there are any "No Parking" signs available. Mark didn't think there were any, however he will look into obtaining some. Discussion ensued regarding wording of the signs.

Guy asked whether the brush on the sides of the road could be cleaned up. Mark noted that the remaining brush was entangled with vine, which gets caught in the chipper and winds around the auger. He noted it will rot down and that roadside mowing will mulch it. He also stated that some of it was mixed with poison ivy and hog weed.

Church Update: Stanley Noga reported that the Tarrant Foundation grant not approved and the Committee is looking at the State as an option for grants. He noted that if the hearing for the tax appeal occurs as scheduled in Montpelier, he would attend and then go to the State Library where there are websites only available through the State Library. Stanley reported that the Committee is also waiting to hear about the Windham Foundation grant for the windows. Stanley reported that the wedding ceremony went well. The Fire Marshall gave permission for the one event only. The Committee will continue to work on what needs to be done before next summer, so more events can happen.

The Board congratulated the committee on the great work they did in preparation for the wedding.

NEW BUSINESS

School: Discussion ensued regarding the transfer of the school and further management of the building. Stanley noted that the town did not get a list of personal property transferred. When Somara called the insurance company, she had no record of what goes with the building. An inventory needs to be taken.

Also noted was that there has not been a profit and loss statement provided. Instruction at town meeting was to take the school back, if it makes sense. Some financial data would be necessary to know whether the town should keep the building.

Dot will contact WCSU for a profit and loss statement, to discuss prorated rent, and personal property. Dot will also contact the tenant to notify her that rent checks will need to be made payable to Town of Brookline; and will also obtain the keys to the building.

Bruce Mello reported that the entry ramp had been repaired as well as the side deck.

Dot recommended having be a point person for the building. Bernardine will be the main contact person.

Stanley reminded the Board that the town has until December to apply for forgiveness of the grant funds and recommended contacting the State. Guy noted that a property transfer has been submitted to the state.

A motion was made by Stanley to notify the Department of Education that the town has purchased the school. Mike O'Donnell seconded the motion. The motion failed with one in favor and four opposed.

Dot will inquire whether WCSU notifies the Sate of the sale.

CORRESPONDENCE

The following correspondence was received:

Visiting Nurse Alliance - letter regarding new affiliation with Dartmouth
VLCT Newsletter
Windham Regional Commission - notice of Planning grant
VTrans Official Highway Map
MA Bean – bridge pamphlet

PAY ORDERS

A motion was made by Bernardine Hoard to approve Accounts Payable Warrant No. 2 in the amount of \$6,776.75. The motion was seconded by Mike O'Donnell. The motion carried unanimously.

A motion was made by Bernardine Hoard to approve Accounts Payable Warrant No. 2A in the amount of \$1.00. The motion was seconded by Stanley Noga. The motion carried unanimously.

A motion was made by Bernardine Hoard to approve Payroll Warrant No. 3 in the amount of \$1,889.26. The motion was seconded by Dot Maggio. The motion carried unanimously.

AGENDA FOR August 5, 2015

Greer Road Bridge
School Maintenance
Somara – Financial Report

ADJOURN

A motion was made by Stanley Noga to adjourn at 9:26 p.m. The motion was seconded by Dot Maggio. The motion carried unanimously.

Respectfully submitted,
Shannon Meckle