

Joint Board of Selectmen and Finance Committee Emergency Meeting

January 23, 2017 6:15 PM

Present: Steve Shatz, Chuck Cardillo, Theresa Zanetti
Jay Bikofsky, Jim Balfanz, Mary Boyce, Diane Heady-Ruess, Neil Holden,
James McMenemy, Frank Russell

Steve opened the meeting stating that the Select Board called a joint emergency meeting of the Selectmen and the Finance Committee to consider the approval of a \$200,000 transfer from the Stabilization Fund in response to serious issues of the highway garage.

Jay called the Finance Committee meeting to order at 6:16PM.

Steve began by stating that there was one item to be discussed. The Selectmen received a letter dated today from the Building Inspector regarding the highway garage. Following the Wednesday (January 18, 2017) Selectmen meeting where the Building Inspector (Ned Baldwin) was questioned when he and an engineer were planning to look at the highway garage and he said that he would within a day or so. On Friday Ned almost wrote a letter condemning the building that day. He spoke with Town Counsel and the decision was to write the letter delivered today.

The North and East walls of the garage are in imminent danger of collapse. The original roof and hip roof can no longer be supported by the cinderblock walls. This is an over ten year condition.

Finance members questioned the insurance, underwriter, carrier, and the viability of the walls.

Steve said that the risks are obvious; the potential for major injury to workers and equipment is significant. The building is in the Flood Plain and it houses three oil tanks; one 1,000 gallon waste oil, one fuel oil tank for heating and one fuel oil tank for equipment. If there were a collapse, the oil might enter the flood plain.

If the building is condemned the equipment would be outside. It would be possible for a temporary enclosure.

The transfer station would be affected as well as the water/sewer facilities access.

Steve spoke with Chuck at 6:16am today and notified Don about the situation.

Steve moved, in recognition with the letter from the Building Inspector, to transfer \$200,000 from stabilization to provide funds with which the Town could comply with the order of the Building Inspector.

Chuck seconded the motion.

Jim Balfanz questioned the amount of \$200,000 as Lenny had budgeted for this amount as a capital item for the next year.

Steve said that we cannot wait until that time. We do not know the nature now but will know. It maybe \$25,000 or maybe \$50,000.

Jay said that there is \$1,323,602 in the stabilization fund; \$200,000 for this project and \$400,000 for the road and highway. Steve said that the \$400,000 would be returned from the bond to the stabilization fund but the \$200,000 would not be returned because there is no other method to fund unless there is an appropriation.

Jim Balfanz questioned what the plan would be if collapse of the garage was imminent. Would you put up a dyke/dam to prevent an oil spill? The town has known about this for ten years; he is concerned with these types of emergencies; this is in the budget for 2019; he saw Wednesday's meeting and was glad that Ned was involved.

Chuck noted that a related expenditure for a structural review was voted down at the 2015 town meeting.

Mary Boyce asked that as Ned was there if he could give an overview of the damage. Ned responded that the building was damaged enough to warrant review by an engineer before collapse.

Is the building safe? Maybe, so that we do not have these 'emergencies', possibly we need to access all our buildings for the future.

Steve responded that there are other requirements for the Capital Budget such as the Fire Station roof repair; this will allow us to make decisions with 5/10 year plans.

Mary asked if the solar panels on the roof are added weight that should be removed and Ned said that removing them would not fix the problem.

Jay recommended approval, Jim moved, Frank seconded, and Mary seconded. All were in favor.

Jay adjourned the meeting.