



Town of Hermon

Public Safety Meeting Room

August 17, 2017

Town Council Meeting

7:00 PM

MINUTES

Council Meetings may be viewed live online and are archived after the meeting has taken place – check hermon.net for link.

ALL ITEMS ARE SUBJECT TO APPROPRIATE COUNCIL ACTION

I. CALL TO ORDER BY CHAIRPERSON

Chair Thomas called the meeting to order at 7:00pm.

II. PLEDGE OF ALLEGIANCE

Chair Thomas led those in attendance in the Pledge of Allegiance.

III. ROLL CALL

Members Present: Steve Thomas, Doug Sinclair, Jeanne Jacques, John Snyder, Steve Watson, Donna Ellis and Tim McCluskey

Members Absent: None

Others Present: Town Manager Howard Kroll, Town Clerk Ruth A. Nickerson, School Committee Members Teddy Harris, Tony Reynolds and Jesse Keith, Superintendent Gary Gonyar, Parks & Recreation Director Michelle Thayer, Economic Development Director Scott Perkins, Sargent Pelletier and Deputy Mike Paradis, Middle School Principal Micah Grant, Randy Bragg, Lewis McEacharn, and citizens Patricia Duran, Frank Noyes, Kristen Noyes, Anne Freeman, Carolyn Ayer and Donna Pulver

IV. REVIEW CONSENT CALENDAR: REGULAR BUSINESS, APPOINTMENTS, SIGNATURES, And APPROVAL OF MINUTES:

None

V. NEWS, PRESENTATIONS AND RECOGNITIONS



Engineer Randy Bragg of Carpenter Associates and Project Manager Lewis McEacharn of Dunbar and Brawn spoke to the Council regarding the current School Construction Project taking place at the Patricia A. Duran Elementary School. They offered the opportunity to the Council to view the drawings of the original school with the educational wing addition. Additionally, a 5,000 square foot space will be added to the locker room for the new Rec Center. They told how they intend to improve the overall drainage as well as the traffic patterns at the school. They informed the Councilors that they intend to start digging next week. The project should be complete before the 2018-2019 school year starts.

Mr. McEacharn told how 12 borings have been conducted and affirmed that the school does not sit on ledge. However, he anticipates that ledge will be found when they begin the drainage project out front.

A handout detailing the cost of the project was supplied to each Council member. Mr. McEacharn then reviewed and explained each line item. That detail has been permanently affixed as part of these minutes.

VI. PUBLIC ITEMS OR COMMENTS (*Items Not Already on Agenda*)

None

VII. PUBLIC HEARINGS

None

VIII. COMMITTEE REPORTS

None

IX. SCHEDULED AGENDA ITEMS

A. OLD BUSINESS

#1. Consider Approving Guaranteed Maximum Price for School Construction Project

The Town Manager thanked Randy Bragg and Lewis McEacharn for their update on the School Construction Project, stating this has been a long process. Manager Kroll stated that he is ready to recommend that we proceed with this project. He strongly recommended to the Council that they accept the **Guaranteed Maximum Price** with the ledge contingency and including the recommended alternates. This makes for a project price of **\$4,820,160**.

Superintendent Gonyar spoke regarding the need for this building expansion stating that there are currently 64 Pre-K students at the high school. Hermon Elementary School Teacher Carolyn Ayer told the Council of the fresh water leaks in her class room which can be seen in the ceilings and the walls. She then informed them of the horrible



condition of the bathrooms at the Elementary School. She invited the Council to the Elementary School to visit and check out the condition of classrooms currently being used. School Committee Member Tony Reynolds affirmed that we did leave the roof out of this year's budget in hopes that we could include in the current construction project.

The Town Manager affirmed that we are in fact at a crossroads with regard to our actual infrastructure. He recommended that a realistic analysis take place so that any weaknesses can be resolved. Our children should not have to endure leaky roofs which lead to mold and mildew. There are portions of this building that are over 60 years old. The patches will not hold; we must be proactive not reactive. The deficiencies must be identified so they can be fixed as we move forward.

Discussion took place regarding the \$600,000 being held in reserves for repairs to the school. School Committee Member Ted Harris encouraged the Council to not feel overconfident in the dollars being held in reserve. We have at least 1.5 million in necessary repairs, those funds could be spent very quickly; this is why we do as little as possible at a time. Councilor Jacques added that she is not sure how poor the restroom situation is but they are a pretty important facility. Superintendent Gonyar told how the bathrooms are indeed outdated, the roof leaks, and the ventilation is inadequate, the heating system is old, parking is unsafe and there is no appropriate student drop off.

The Council discussed the financing for this construction project. In response to Chair Thomas, Mr. Kroll told how our current debt retires in 2020. We will be looking for short term funding and then once the prior debt is retired we will look at long term options. The life safety option chosen for the sprinkler system will also require additional funds later on.

Councilor Jacques moved to approve R17-18-08. Councilor Sinclair seconded the motion. A Roll Call vote was unanimous in favor of the motion.

The motion carries.

***(R17-18-08 is attached for review.)**

#2. Consider Approving Guaranteed Maximum Price for Recreation Construction Project

The Town Manager told how \$900,000 has been approved for this project. However, this has been a challenging project and we are not quite at a Guaranteed Maximum Price. The price is still fluctuating and the Manager recommended to the Council that this item be tabled as we continue to work towards a solid plan and price. He also noted that plans for the new Rec Center are only 75% complete.

Councilor Sinclair moved to table this agenda item until a price can be guaranteed. Councilor Jacques seconded the motion. The motion was accepted without doubt.

The motion carries.



#3. Reconsider tabled request for \$445K for site work costs from the July 27, 2017 Council Meeting.

Chair Thomas affirmed that the Guaranteed Maximum Price has been approved and accepted. He then asked if we still have to approve this \$445,000 for site work in addition to the GMP. Mr. McEacharn said “No,” these dollars have been included in the GMP and no longer need to be considered separately

Councilor Jacques moved to table this agenda item indefinitely. Councilor Ellis seconded the motion. The motion was accepted without doubt.

The motion carries.

#4. Consider Authorization of 3rd payment for School Construction Project.

Manager Kroll told how we are responsible for 4 equal payments of \$74,450.25 for the design of the School Construction Project. He asked for authorization to make payment #3.

Councilor Jacques moved to approve FR17-18-14. Councilor Snyder seconded the motion. A Roll Call vote was unanimous in favor of the motion.

The motion carries.

**(FR17-18-14 is attached for review.)*

#5. Consider Authorization of 3rd payment for Rec Construction Project.

Manager Kroll told how we are responsible for 4 equal payments of \$10,171.20 for the design of the Recreation Construction Project. He asked for authorization to make payment #3.

Councilor Jacques moved to approve FR17-18-15. Councilor Snyder seconded the motion. A Roll Call vote was unanimous in favor of the motion.

The motion carries.

**(FR17-18-15 is attached for review.)*

B. NEW BUSINESS

#6. Consider Authorization of payment for work completed on Route #2.

The Town Manager affirmed that the Route #2 project has been ongoing for a significant amount of time. We had a contract with Plymouth Engineering, and there have been parts of work that were above and beyond what was originally estimated. These include but are not limited to: curbing & paving, shoulder reconstruction, access to Danforth's/Dunkin Donut's, additional culvert inlets and a revised design for Tom T's



stepped island/sidewalk. They put in far more time than planned and we need to pay this final bill for that time. This is the last piece of the puzzle allowing us to wrap up this project and close out the grants.

Councilor Jacques moved to approve FR17-18-16. Councilor Sinclair seconded the motion. A Roll Call vote was unanimous in favor of the motion.

The motion carries.

*(FR17-18-16 is attached for review.)

#7. Consider Awarding Bog Road Drainage Improvement Bid.

Bids were received from qualified contractors for the Bog Road Drainage Improvement Project. The Town Manager recommended awarding the project to Alan Dorr Construction Inc. for the amount of \$16,088.00

Councilor Sinclair moved to approve FR17-18-17. Councilor Snyer seconded the motion. A Roll Call vote resulted in 6 Yeas in favor of the motion. Councilor McCluskey abstained.

The motion carries.

*(FR17-18-17 is attached for review.)

#8. Consider Awarding Copper Ridge Drainage Improvement Bid.

Bids were received from qualified contractors for the Copper Ridge Drainage Improvement Project. The Town Manager recommended awarding the project to Alan Dorr Construction Inc. for the amount of \$6,140.00.

Councilor Snyer moved to approve FR17-18-18. Councilor Jacques seconded the motion. A Roll Call vote resulted in 6 Yeas in favor of the motion. Councilor McCluskey abstained from voting.

The motion carries.

*(FR17-18-18 is attached for review.)

#9. Consider Awarding Klatte Road Drainage Improvement Bid.

Bids were received from qualified contractors for the Klatte Road Drainage Improvement Project. The Town Manager recommended awarding the project to Alan Dorr Construction Inc. for the amount of \$25,784.00. He also affirmed that Eaton Paving will do the paving.

Councilor Snyer moved to approve FR17-18-19. Councilor Watson seconded the motion. A Roll Call resulted in 6 Yeas in favor of the motion. Councilor McCluskey abstained from voting.

The motion carries.

*(FR17-18-19 is attached for review.)



#10. Consider Awarding Freedom Park Maintenance Improvement Bid.

A bid was received for the Freedom Park Maintenance Improvement Bid. The Town Manager told how the Industrial Park can be challenging. We plan to do a significant amount of clean up and ditching in this park. Manager Kroll recommends the bid be awarded to Sitewerx.

Councilor Snyer moved to approve FR17-18-20. Councilor Jacques seconded the motion. A Roll Call vote in 6 Yeas in favor of the motion. Councilor McCluskey abstained from voting.

The motion carries.

*(FR17-18-20 is attached for review.)

**#11. Review proposed TIF (Landscape Supply Center)
Consider scheduling a Public Hearing.**

Economic Development Director Scott Perkins told how the proposal for a Tax Increment Financing District for the *Landscape Supply Center* does not include a return of taxes paid, but rather the Town will be investing in the required infrastructure of their new facility located on the Odlin Road. Mr. Perkins read into the record the proposal for Landscape Supply Center. That reading has been permanently affixed to these minutes.

Councilor Sinclair moved to approve R17-18-10. Councilor Snyer seconded the motion. The motion was accepted without doubt.

The motion carries.

*(R17-18-10 is attached for review.)

**#12. Review proposed TIF (The Shop Inc.)
Consider scheduling a Public Hearing.**

Economic and Community Development Director Scott Perkins introduced Frank & Kristen Noyes to the Town Council. The Noyes' own *The Shop Inc.* now located on Route #2. Mr. Perkins read into the record the proposal for a Tax Increment Finance District to include *The Shop Inc.* That reading has permanently affixed to these minutes.

Councilor Jacques moved to approve R17-18-11. Councilor Snyer seconded the motion. The motion was accepted without doubt.

The motion carries.

*(R17-18-11 is attached for review.)

C. WORKSHOPS

None



D. OTHER ITEMS (from Table Package)

None

X. APPOINTMENTS

None

XI. MANAGER STATUS REPORT:

Michelle Thayer has given her resignation. We will miss her. She has been an invaluable part of our team and a good friend to our citizens for 10 years. With regret I accepted her resignation and I will be working to replace her.

Cruisers for the Fire Department and the Police Department have been delivered.

XII. FINAL PUBLIC ITEMS OR COMMENT (*Items Not Already on Agenda*)

None

XIII. COUNCIL ITEMS:

None

XIV. EXECUTIVE SESSION:

None

XV. ADJOURNMENT:

Councilor Jacques moved to adjourn the meeting at 9:05pm. **Councilor Ellis** seconded the motion. With no objection, **Chair Thomas** adjourned the meeting.

Respectfully Submitted,

Ruth A. Nickerson, CCM
Town Clerk