

SELECTBOARD MEETING
Approved Minutes

May 16, 2011

7:00pm East Montpelier Town Office

JOINT MEETING OF THE CALAIS SELECTBOARD and EAST MONTPELIER SELECTBOARD

Attending: Denise Wheeler, John Brabant, Toby Talbot, Scott Bassage, Mike Garand, Peter Hill, Bruce Johnson, Seth B. Gardner, Carl Etiner, Casey Northrup, John Connor, Joel Page, Jenna Pizzi, Ty Rolland, Brad Nutbrown, Larry Brown and Rose Pelchuck.

East Montpelier is going to discuss energy costs impacting towns and Denise Wheeler would like to be notified when Carl Etiner brings in some experts to discuss this very important issue.

Denise Wheeler called the Continued Meeting from May 9, 2011 to order at 7:25pm.

Bruce Johnson, East Montpelier Selectboard Chair, reported Toby Talbot provided the contact information copy of all the documents to finalize the new emergency services facility project, bid documents and issues that remain as requested at the last joint meeting. Bruce Johnson noted the papers identify issues and have the supporting documents.

- Propane – Toby Talbot, EMFD Building Officer and Calais Selectboard member, calculated the excess propane usage in the new building. The system did not work; therefore, there was excess propane consumption due to the malfunctioning pellet boiler and/or controls.
- Training – EMFD personnel did not get the proper training to operate all the mechanical systems as was suppose to happen.

John Connor wanted to give some updates on issues; some are warranty issues and some are not warranty issues. Joel Page, architect designer, has given free all the time for nighttime meetings. Bruce Johnson said, “The boards need to have a process for looking at and paying bills”.

HVAC - John Connor reiterated that he thought many of the issues were resolved and the towns had agreed upon about was warranty work and what was not warranty work. John Connor is trying to understand, whose dictating what needs to be done and had resolved and other warranty items being addressed. John thought many of the items had been closed: parking lots, mechanical systems, paint on the floor. John Connor responded to the paper back up documentation that Toby Talbot provided as noted above. John Connor reiterated Vermont Mechanical will not take care of the back flow preventer, energy code, mechanical code; they can't change the code without a letter from the Dept. of Fire Prevention for permission to change the ventilation in the bay. ERU needs to be changed to reduce the hours of operation in the office area. John Connor reported everything in pellet boiler has been resolved but needs to know from the owner's if anything else has to be pursued because EMFD spent more on fuel (over budget) due to malfunctioning systems. Ty Rolland, EMFD Deputy Chief, reported testing has not been done both in peak winter and peak summer to review systems (burned 12 tons pellets instead of 10 tons); also electrical consumption is way off. John Connor was not aware it was in the spec book but Ty Rolland pointed it out to John at the meeting. John Connor said many of those things were verified at the time of completion. John said a group of EMFD members were there for training at start up with Vermont Mechanical, Inc. prior to HVAC issues became known.

Vermont Mechanical Issues: Denise Wheeler recapped the back flow preventer, resetting ventilation times in office space, and formal training in operations of the systems for EMFD staff.

Ty Rolland voiced concern about the 45 degree spread in temperature outside and inside; ductless individually controlled systems in each area. John Connor noted that Vermont Mechanical is a very reputable company that does not do substandard work. John Connor will ask VMI to check ventilation and operational settings, temperature sensors, and provide training with EMFD staff.

Bruce Johnson got an email today from John Audy that was an offer from VMI to pay \$1,100.00

towards the propane bill. John Connor said, "We need to look at the big picture". VMI needs to address controls, temperatures and if anything else needs to be addressed. Bruce Johnson will tell John Audy the boards are not moving forward on this offer.

John Connor reviewed the process from the design-build process with the blessing of Andy Shapiro and Steve Blouin, Mechanical designer. Scott Bassage asked that a broad email go out notifying the boards when VMI checks the building.

OUTDOOR ISSUES – now sink holes near the septic tank and erosion area by one of the culverts. John Connor will look at it and see if it is a warranty issue. The grade on tank covers was resolved, will bring water level down to lowest acceptable level and hopefully the tank alarm doesn't go off.

STAINS ON BUILDING -Joel Page has provided an email response to this design issue.

FLOOR PROBLEMS - John Connor has not been able to reach Jason Wong at Delairs Carpet Barn. He will contact Jason Wong again tomorrow and if unavailable Connor's will correct the problem

TORN GASKETS ON OVERHEAD DOORS – John Connor does not know what is causing it but will follow up with the overhead door company to get it repaired.

PAINT ON FLOOR – Bruce Johnson reported this is not a warranty issue and the towns need to deal with it. Denise Wheeler said, "If there is a fix to it, we'll deal with it".

CRACKING OF PAVEMENT – Bruce Johnson stated this is not a warranty issue at this point with John Connor. Mike Garand reported the Agency of Transportation viewed the damaged pavement and said to watch it and see what happens in the next three years and seal it. Central VT Construction does that type of work (crack sealing and seal between pavement and concrete).

John Connor talked to the site contractor, Vermont Siteworks, and they are willing to come in and cut out the cracked pavement, compact the base, add more subbase as needed and repave the front of the slab and also repair the three cracks in the sidewalk. Pavement to pavement joint and pavement to concrete joint will need to be sealed. Bruce Johnson would like to see this offer in writing noting it is a far superior fix than what we were planning. John Connor said that addresses the site issues.

Additional filters for scrubbers were found at the station by Toby Talbot but not for the ERU. Toby and John Connor can look at paint in cabinet when John comes over. John Connor will look at the grass and crack in drywall in lobby to get it resolved.

Both Selectboards expressed sincere thanks to John Connor. Bruce Johnson noted that John Connor has gone out of his way and given more than we deserve.

Paying invoices – The Selectboards discussed the process for paying bills and agreed that the Town of East Montpelier will pay them. Scott Bassage said, "Joel Page has made a lot of promises that things would go just great and things have not all gone great, therefore objects to paying the architect bill for additional charges that were not authorized as a group". Architect bill submitted is for \$850.00. John Brabant said that time was spent working on behalf of the Selectboards. John Brabant made a motion to agree with the East Montpelier Selectboard paying invoices relative to the building having first been given 48 hours notice to the chair. The motion was seconded, voted and carried 5-0.

Mike Garand made a motion at 8:58pm to continue this meeting until May 18, 2011 site visit at 6:30pm in North Calais. The motion was seconded, voted on and carried 5-0.

Respectfully submitted,

Rose Pelchuck

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Administrative Assistant
Calais Selectboard