

Town of Milton
Board of Selectmen Meeting
December 26th, 2018
Milton Town Hall
RFP Workshop

Board of Selectmen Attendance: Chairman Ryan Thibeault, Vice Chair Erin Hutchings, Andy Lucier, Recording Clerk; Danielle Marique

Public Attendance: Lynette McDougall, Tom McDougall, Mike Davis, Lisa Davis

Meeting call to order

R. Thibeault stated the purpose of this workshop is to review and discuss both the Real Estate RFP and Town building demolition RFP.

R. Thibeault provided a list of each demolition company including the average of all nine bids.

A. Lucier suggested the next RFP for building demolition have a requirement that each interested parties walk thru the properties to help eliminate and pinpoint project specifics. R. Thibeault stated asbestos removal was included with one bid all others stated it would be an additional charge.

A. Lucier questioned the hazardous waste classifications contractors did not specify or provide in their bids. R. Thibeault stated some contractors included testing while others were additional, that there was a wide range of pricing. A. Lucier stated the removal of hazardous waste was a low cost to the total.

R. Thibeault commented regarding the specifics and details of some quotes where others did not meet the specifics of the RFP.

E. Hutchings questioned the status of the oil tank at 565 White Mountain Highway if it was empty or still had contents within. R. Thibeault stated he was unknown the answer.

E. Hutchings questioned if all properties contained asbestos. R. Thibeault stated there was nothing definite only an assumption of one property, no official testing has been conducted.

R. Thibeault expressed concern regardless who was chosen the final cost was limited with the current budget. E. Hutchings stated one company specified removal of contents where others did not. A. Lucier stated that quote may specify content removal but did not follow the scope of the RFP.

R. Thibeault and E. Hutchings both agreed by stating Burrows Excavating and Do it All Davis are leading quotes and are both within the mid-range of all the quotes combined. A. Lucier stated all the other company bids are requiring many more stipulations from the two leading companies.

R. Thibeault opened the scheduled Board of Selectmen meeting at 4:30pm to continue in recess for 10 minutes to continue the in-progress workshop.

R. Thibeault stated there has not been enough funding established and encumbered for either of the two leading contractor bids. A. Lucier stated the priority property would be Charles Street and 565 White Mountain Highway due to their safety nature.

R. Thibeault suggested to table the discussion on building demolition to move onward to the real estate RFP.

R. Thibeault stated all bids were relatively the same with the exception of one having a commission rate a percentage higher than the other two and stated all responded were local Milton residents and provided similar services. Questioned if splitting properties against all three who bid was an option of the board. A. Lucier stated it was already put to bid there was no reason to split properties. R. Thibeault suggested to continue with Coldwell Banker and Hourihane Cormier as they were the two most comparable.

E. Hutchings motioned to adjourn the workshop. A. Lucier seconded. 3-0

R. Thibeault called the scheduled Board of Selectmen meeting from recess reciting the Pledge of Allegiance.

R. Thibeault suggested to move to other business portion of the meeting prior to the RFP discussion and voting.

Other Business

K. Wallingford provided a request from Town Administrator to encumber \$1,480.48 for an Eversource invoice from the closure of account at 170 Nutes Road. E. Hutchings questioned if this will be complete within the 30 days given as legal advisement. K. Wallingford stated everything was arranged for January 20th, 2019. E. Hutchings motioned to encumber \$1,480.48 from the Police detail line for the Eversource invoice for 170 Nutes Road. A. Lucier seconded. 3-0

Town Property Demolition Discussion & Real Estate RFP

R. Thibeault stated the Board has narrowed the demolition bids down to two, currently following along with the discussion phase of the decision process. The two bids decided on are \$67,000 and \$79,867.00.

565 White Mountain Highway:

R. Thibeault stated legal notice stated the property was to be a complete demolition due to it being an immediate danger and extreme concerns, questioned if demolition of the barn/garage and surrounding yard clean up with plans of auctioning the house with clean up stipulations for the buyer was a possibility. E. Hutchings stated the funding privately with the buyers between loans and legal fees would outweigh any gain to the Town. A. Lucier stated concerns with access to the back area of the property to be demolished. R. Thibeault stated belief of a sale would be a strait cash sale with no need of financing of the buyer. Stated the ending project would leave with a large hole when the base house has potential value and historical looks to it. E. Hutchings expressed concern with legal costs associated. A. Lucier expressed concern with safety. R. Thibeault stated a known fact the monies spent in this property will not be recouped. A. Lucier expressed the building needs to be demolished completely that it has been in extreme poor condition for many years only deterring more, concerned it will be comparable to other properties in downtown. Questioned where the stopping point on demolition of the building would be. E. Hutchings questioned where R. Thibeault received the information believing the structure would be salvageable. R. Thibeault stated he personally walked thru the building in its entirety. E. Hutchings questioned the costs associated of demolition of the back portion of the property. E. Hutchings motioned to demolish 565 White Mountain Highway in its entirety. A. Lucier seconded. 2-1. R. Thibeault expressed concern that 1121 White Mountain Highway is considerably more dangerous than 565 White Mountain Highway is.

79 Charles Street:

A. Lucier stated this will be a buildable lot once the building is down.

1121 White Mountain Highway:

R. Thibeault stated the Board previously agreed to tear down the current building and turn the property then over to the Milton Historical Society. E. Hutchings stated the other two properties are the most concerning and recommends waiting on this property to find the funding within the 2019 budget when needed. A. Lucier questioned splitting the demolition contractors work per property. R. Thibeault stated this would be something to discuss with the contractors since the RFP bids were for all 3 combined.

A. Lucier motioned to encumber another \$20,000.00 for building demolition at 79 Charles Street and 1121 White Mountain Highway.

E. Hutchings expressed concern with the total costs, suggested the option of holding off on 1121 White

Mountain Highway. R. Thibeault stated that was partly why the suggestion of not following thru with 565 White Mountain was brought up, especially with a very interested party in the land at 1121 White Mountain Highway. A. Lucier stated the project will not decrease in price any by waiting any amount of time. E. Hutchings seconded A. Luciers motion to encumber an additional \$20,000.00. 3-0

R. Thibeault stated the monies have been encumbered for the complete 3 property project, the next step in the project would be to discuss any questions and specifics with each of the two chosen finalists for the building demolition. E. Hutchings stated she would like to tour 565 White Mountain Highway and request that the contractor meet at the property to discuss the potential of a partial demolition. R. Thibeault suggested a Town representative be it the Code Enforcement/Health Officer or Director of Public Works as both individuals are more familiar with the property. R. Thibeault instructed D. Marique in the absence of the Town Administrator, to reach out to both demolition finalists and Town representatives to find an appropriate date to schedule with E. Hutchings.

Public Comment

L. McDougall: Thanked the Board of Selectmen on how things have been handled and all aspects looked at in detail prior to the expenses of a demolition and restoration.

T. McDougall: Requested the reasoning of the demolition of property.

E. Hutchings motioned to adjourn. A. Lucier seconded. 3-0.

Respectfully submitted;

Recording Clerk,

Danielle Marique

Chairman Ryan Thibeault

Erin Hutchings

Andy Lucier