

**COUNCIL MINUTES OF
SEPTEMBER 20, 2016**

COUNCIL PRESENT: Mike Blake, Fred Sherburne, Mark Robichaud, Ron Apel, Sharon Grant, Marcia Delaware

STAFF PRESENT: Shelley Watson, Kim Hughes, Mike Gudroe

I. NEW BUSINESS

1. Order A2016-75 Waive Bid Process

BE IT ORDERED, that the Dexter Town Council hereby waives the bid process to fix the Morrison Memorial Building roof due to the onset of winter.

Filed September 20, 2016
MARCIA DELAWARE

Second: Ron Apel

Vote: Unanimous in favor, motion passes

2. Order A2016-76 Accept Morrison Building Roof Bid

BE IT ORDERED, that the Dexter Town Council hereby accepts the bid submitted by Roof Systems of Maine in the amount of \$22,260.00 to repair the roof on the Morrison Memorial Building.

The Dexter Town Council further authorizes the Finance Officer to transfer \$7,824.00 from Account #E130-05-511-05 Building Improvement Reserve to Account #E110-15-505-20 Building Repairs and Maintenance.

Filed September 20, 2016
SHARON GRANT

Second: Fred Sherburne

Mike Blake expressed concern with Item #8 on the quote which states “any bad decking encountered will be replaced on a time and material basis”. He thought an additional \$4,000 to \$5,000 should be available for repairs and also thought that **Mike Gudroe** should be there to monitor the job as it is being done. **Shelley Watson** said that additional money should be added to the Emergency Ordinance as an amount “up to”. **Marcia Delaware** asked if Roof Systems of Maine had done the previous work on the roof and **Mike Blake** replied that it was a private contractor. **Shelley Watson** added that Roof Systems of Maine did work on the fire station and the highway garage. **Marcia Delaware** asked if they were installing the type of membrane that will have a warrantee and the answer was “yes”.

Vote: Unanimous in favor, motion passes

3. Emergency Ordinance C2016-1A Transfer of Funds for Morrison Building Roof Repair

BE IT ORDAINED, that the Dexter Town Council hereby authorizes the Finance Officer to transfer ~~\$7236.00~~ **up to \$12,236.00** from Account #G10-37300-00 General Fund to Account #E110-15-505-20 Building Repairs and Maintenance for the repair of the Morrison Memorial Building roof.

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This Ordinance becomes effective immediately upon adoption.

Filed September 20, 2016
FRED SHERBURNE

Second: Marcia Delaware

Mike Blake confirmed with **Mike Gudroe** that he would be there to inspect the decking and to see how much needs to be replaced, if any, and **Mr. Gudroe** replied that he would and any of the Councilors that wanted to see the roof while it was being repaired were welcome to go up. **Mr. Blake** thought that would be a good idea and stated that it had to be fixed properly but the Town also needed to be careful with the finances. **Mr. Gudroe** added that Roof Systems tried to scope the job to look at the decking but it was not possible to see the decking. Some of the materials will need to be ripped up before they know what needs to be repaired. It is about half of the roof that is in question and not the entire area. It was decided that up to \$5,000 would be a more comfortable cushion for the job.

Vote: Unanimous in favor, motion passes

4. Proposed Ordinance – Morrison Building Roof Repair

BE IT ORDAINED, that the Dexter Town Council hereby authorizes the Finance Officer to transfer up to \$12,236.00 from Account #G10-37300-00 General Fund to Account #E110-15-505-20 Building Repairs and Maintenance for the repair of the Morrison Memorial Building roof.

Filed September 20, 2016
SHARON GRANT

Second: Marcia Delaware

Vote: Unanimous in favor, motion passes

Motion to Adjourn at 3:08PM: Fred Sherburne

Second: Ron Apel

Vote: Unanimous in favor, motion passes

Respectfully Submitted,

Kim M. Hughes
Town Clerk