

Select Board Meeting, Monday, September 11th, 2017 in the Cavendish Town Office
Meeting Room at 6:30 pm

Present: Bob Glidden (Chairman), George Timko, Mike Ripley, Mark Huntley, Jill Flinn (late), Brendan McNamara (Town Manager), Bruce McEnaney (Assistant Town Manager), Jen Leak (Recording Secretary), Ed McEneaney from LPCTV and citizens as listed on the attached sheet.

1. Call the meeting to order

Bob Glidden, Chairman, called the meeting to order at 6:30 p.m.

2. Act upon minuets of the meetings of August 14th, 21st, 23rd, and 31st, 2017.

George mentioned that he did not remember seeing the minutes for the August 23rd meeting. Brendan reminded him that it was a short meeting during which the Board signed the Warning for the bond vote to borrow money for the Town Garage construction.

Mike Ripley moved/Bob Glidden seconded a motion to approve the minuets of the meetings of August 14th, 21st, 23rd, and 31st, 2017, as written. All voted in favor.

3. Adjust agenda

Brendan said there were no adjustments to the agenda.

4. Hear Citizens

Rolf van Schaik was present and said that he would like to discuss the Town Garage plans. He thanked the Board for the time and effort they have put into this project. He suggested that the Board should consider relocating the garage to the Town sand pit, located at 157 Route 131, diagonally across the highway from the Wastewater Treatment Plant. He thought that there were many advantages to moving the Town Highway Department out of the village and into this site. He suggested that lowering the speed limit on Route 131 in that area would improve safety and alleviate concerns over trucks pulling out onto the highway.

George said that time was a main factor in rebuilding at the same location, since that site needed less development and construction could begin more quickly. Bob added that the poor sight distance along Route 131 at the sand pit site was a significant safety concern.

Jill Flinn now joined the meeting.

Rolf said that he believed the sand pit site could be quickly made ready for construction. He said that Route 131 is already dangerous in that area and lower speed limits would improve safety overall. He said that signs could be placed to alert drivers that trucks would be entering/exiting the highway there. Bruce said that he and Rich had discussed this site last winter, including the sight distance issues, and decided against relocating the garage there. He suggested that test boring would need to be done before a slab could be engineered, which would cause delays in the construction process. Bruce also said that winter sand deliveries take up most of the free space at

this site, and relocating the sand pile to the lower pit is not practical. He added that the state may require that our sand pile is covered in the future.

Brendan said that he didn't know how much more time locating the garage at a new site would add to the construction process. He agreed that there would be advantages to having the garage nearby the sand pit and out of the village. Brendan suggested that the sight distance issues would require a professional study.

Bruce asked how much the Town has paid for design work at the current site. Brendan estimated \$5,000 has been paid so far. He said that Gary Rapanotti has already done survey work there as well but has not submitted a bill yet. Mike reminded the Board that they had discussed the sand pit site previously and turned it down. Brendan added that he and Bruce had looked at a number of sites around town and none of them seemed preferable to the current site. Brendan said that the Town Highway crew was included in those discussions and they were very concerned with the sight distances at the sand pit site.

Steve Plunkard was present and said that once a new garage is sited it will stay in place for decades. He suggested that short-term delays for this season may not matter over the long run. Steve said that having the garage in town affects the tax base of nearby properties and it would improve property values to move the garage out of the village. He commented that increased numbers of cars turning in the village area may be as much a hazard as the lesser sight distance at the other site. Steve added that moving the garage to a new site might increase costs, but perhaps the increase in taxes from higher property values would help to offset some of those costs.

George said that, since the water and sewer lines already run along Route 131 in front of the sand pit, connecting to them might not be a huge expense Bruce said that he felt moving the garage to a new site would prevent it's being in place by winter, due to likely delays when working with multiple contractors. Rolf said that these were small issues which should not distract the Board from making the right decision in picking the best possible location. Mike added that Hurricane Irene washed out Route 131 between the village and the proposed sand pit site which might make access to the garage more difficult in the event of another flood event.

George said that while he agreed with the importance of taking the long-term view, in the short term the highway crew needs a garage for the winter. Steve mentioned there might be temporary buildings available for rent. Bruce and Brendan said that there may be several garages in town which could be rented temporarily for the winter, such as the old Black River Produce building, now owned by Mike O'Neill, and Jeff Stearns' garage.

Mark asked if a decision has already been made by the Board then why is this being discussed again now? Rolf said that he brought this issue up now because he had been unaware until recently that a new building was going to be constructed on the same site. He said that he felt there has not been a good effort to share information with the public. He stressed that time constraints and small money issues should not prevent the Board from making the right decision. Rolf mentioned that he and Bruce had had a discussion shortly after the fire about forming a committee, to include himself, Peter LaBelle and Rich Svec, to assist the Town Manager to develop a plan for the Town Garage. Mike said that while there may have been private discussions to that effect, the Select Board never discussed or authorized formation of a committee.

George said that he would be willing to take another look at the sand pit site. Jill agreed but asked if the lower pit had been considered as a site for the garage. Rolf said that that area is very near to

the area that flooded during Tropical Storm Irene, and the hill coming up out of that pit is very steep for trucks loaded with sand. It is also very visible from Route 131. Mike said that he felt a decision had already been made and the Board should stick with it. Mark said that he valued Rolf's opinions, but he would like to know exact numbers on how much has been spent on the current site so far, and how much more developing a new site would cost. Brendan said that the old building would have been demolished in any event, and the site plans and footprint for the new garage building would be the same at both sites. He thought that the only expense that would be lost and need to be re-spent in moving the garage to a new site would be the site survey costs, and he did not have a dollar amount on that yet.

Wendy Regier was present. She said that she valued the opinions of those present tonight, and suggested that the Board should listen to their concerns. Steve asked the Board to consider what would be best for the Town and the area property owners near the old garage site, regardless of time or money. He reminded the Board how much the revitalization of the Proctorsville Green has added to the Town. Jen asked Steve what he suggested the Town might do with the existing site if the garage was relocated. George said he thought that the Town would sell it. Steve said that it could be redeveloped to increase its value, and the sale could then bring money into the Town. Jen commented that if the old site was not saleable as is, the Town would need to come up with funds in order to bring into sellable condition. Also, without zoning, a new owner could place a structure on that site which might be even more objectionable to the neighborhood than a new garage building would be. Rich, Steve and Rolf suggested that the lot would be a desirable location even in its current condition, and that it could be sold with restrictions so as to improve the value of the Town.

Brendan asked the Board if they were willing to allow a week to consider relocating the garage to the sand pit site. George stressed that the Board needed to be involved in this process. Steve Plunkard offered to do a no-cost site analysis between the two sites to aid in this decision. The Select Board agreed that they would like to consider both sites again before making a final decision. Rich requested that the Board hold another meeting to discuss their findings with the public. Rich added that he felt the Board has been less than transparent regarding their decisions on this project. Mike objected and said that all meetings are open to the public and announced in advance, and the minutes are available in several formats. George added that the Vermont Journal has also had several articles over the summer. Brendan said that a press release was in process.

Rolf thanked the Select Board for their attention. The Board thanked Rolf, Steve and Rich for their thoughts.

5. Select Board to review and consider approval of Road Crossing Agreement with Coolidge Solar I, LLC. (Crossing on Quent Phelan Road)

Brendan handed out copies of the crossing agreement to the Board. He reminded them that this agreement was discussed at a previous Select Board meeting. The conduit will be placed under the road, and Coolidge Solar will compensate the town \$7500. He said that Quent Phelan Road may be closed during the conduit placement.

Mark Huntley moved/Jill Flinn seconded a motion to accept the Road Crossing Agreement with Coolidge Solar I, LLC. (Crossing on Quent Phelan Road) as written. All voted in favor.

6. Town Clerk to update Select Board on scheduled hearing on September 14th, 2017 regarding Castle Hill and Cavendish Pointe Condominiums Property Assessment Appeals.

Diane McNamara, Town Clerk, was present. She said that the appeals have been pending since May 2016, but the hearing has just been scheduled for this week. In May 2016 the listers reduced the condo values approx 10% to be more in line with the rest of the town values. This reduced our grand list by about 1.9 million in value. The owners appealed this decision to the Board of Civil Authority, which inspected many of the units and upheld the listers' decision. The owners then appealed this decision to the state. Chris Calahan, attorney, will be representing the Town.

Diane said that if the state approves their request to decrease the condo values further, then there would be another decrease in our grand list. George asked how soon the state would rule. Diane said she was not sure how soon they would reach a decision.

Jill asked when the town-wide reappraisal was scheduled to start. Diane said that it is starting this year and will be completed in 2019.

Diane mentioned that the Select Board will begin working on the 2018-19 budget soon. She would like the Board to consider changing the part-time lister positions. She would like to see this position hired out to a professional firm, since it is a complicated subject which is difficult for part-time officials to fill.

7. SB to discuss Recommendations for Construction Postponment of Aeration System Replacement.

Brendan said that he spoke with Mike Smith from Weston & Sampson Engineering. Mike is recommending that the project be postponed, mainly due to the absence of our full-time water/wastewater chief operator Randy Shimp. Brendan commended Nate Rose for stepping up while Randy is out. Brendan said that postponing the project until the next construction season will not affect the funding or loan forgiveness. He said there is a backup plan in place in the event of issues with the current system. He recommended that the Board should follow W&SE's recommendation to postpone this project.

George Timko moved/Mike Ripley seconded a motion to postpone construction of the Wastewater Treatment Plant Aeration System until the next construction season in 2018. All voted in favor.

Jill asked Brendan if he had discussed this with Nate. Brendan said that he had.

7. Town Manager to update Select Board on various ongoing Town projects.

Brendan said that Nate is doing the fall hydrant flushing with help from the Vermont Rural Water Association.

Bazin Brothers completed the paving on Bonts Hill Road.

Brendan and Bruce took 21 contractors on a site visit for the bridge projects at the intersections of East and Old County Roads and Greenbush and Stevens Roads. The bids are due in the Town Office on October 10th, will be opened and read at the Select Board meeting on October 16th, and awarded at the Select Board meeting on November 13th, 2017.

Bruce reported that the electronics shed at the Transfer Station will be torn down this week. The site will be prepared for the installation of a new storage shed from Lavalley's. This expense was approved by the voters at Town Meeting. Bruce said that coarse glass aggregate from Springfield will be used as fill material, and this will be a demo project for this material.

Brendan said that he and Doris Eddy, Town Health Officer, visited the building at 53 Depot Street after the discussion concerning a possible rat infestation during the August Select Board meeting. They agreed that there is some trash in the area, and the building has some small holes which could be repaired. They did not feel that there was anything in that building there to attract rats. However, a neighboring property has a flock of chickens and the river is nearby and both of those might bring rats into the area. Brendan said that he and the Town attorney did not feel that it was a Town issue but rather is a civil matter between neighboring property owners.

Brendan said that there is a leaking water valve at the bottom of Maple Street in Proctorsville which needs to be replaced. However, fixing it would require water to be shut off for much of the village. Installing valves in several other locations would allow more flexibility to shut water off to smaller sections of town. Bruce added that it is advantageous to install these valves before Route 131 is scheduled to be repaved.

8. **Other business**

Jill Flinn – none.

Mark Huntley – none.

Mike Ripley – none.

George Timko – none.

Bob Glidden – none.

9. **Executive Session (Personnel Matter)**

George Timko moved/Mike Ripley seconded a motion to enter executive session to discuss a personnel matter at 7:44 p.m. All voted in favor. The Select Board moved into the Town Clerk's office.

Mike Ripley moved/Bob Glidden seconded a motion to exit executive session at 7:58 p.m. All voted in favor.

10. **Adjourn**

George Timko moved/Mike Ripley seconded a motion to adjourn at 7:58 p.m. All voted in favor.

Minutes Approved: _____

Date: _____