

Middletown Springs Select Board Minutes August 28, 2014 Meeting Approved

REGULAR MEETING CALL TO ORDER: 7:00 pm

BOARD PRESENT: H. Childress, C. Haynes, M. Lamson, S. Moyer, T. Redfield

PUBLIC PRESENT: Sally Achey, Juanita Burch-Clay, Pat Hemenway, Randy Kniffen, David Munyai, Jenny Talke Munyai, Dawn Smith Pliner, Bill Reed

Approval of Minutes: T. Redfield moved to approve minutes from August 14 meeting; S. Moyer 2nd. [*all in favor, motion carried*]. M. Lamson moved to approve minutes from August 21 regular meeting; C. Haynes 2nd. [*all in favor, motion carried*].

Public Comment: Dawn Smith Pliner spoke in favor of the Town purchasing the former Friends of Adoption building for conversion into a town office, and asked whether the matter should be put to Town vote. David Munyai reiterated some of the concerns that the Building Committee and Selectboard had expressed in their earlier site visit: insufficient vault space, inadequate accessibility features for Town Office use, part of the site located in a FEMA flood zone, and so on. Jenny Munyai noted that the Town has voted to purchase the Parker property for use in constructing a town office, and has subsequently voted twice to raise and dedicate funds to its design and construction. M. Lamson said that the Selectboard has appointed and authorized the Building Committee to pursue the processes of community engagement and public design input in order to provide direction to the Board, and that the process should not be undermined. Dawn indicated the possibility of submitting a petition for an election article; T. Redfield acknowledged the right of any citizen to do so.

Town Officers:

- Town Listers: Sally Achey asked the Board to approve an Errors and Omissions filing for parcel TH09-146 (Dudley) due to partial sale of land not reflected in the tax rolls. C. Haynes moves that the Board accept and sign the Errors and Omissions filing; T. Redfield 2nd. [*all in favor, motion carried*].
- Town Listers: Sally Achey asked that the penalties for late filing of homestead declarations be reinstated for the 2014-15 tax year. The Selectboard agreed to waive those late fees for the 2013-14 tax year because the requirement that all homeowners had to re-file homestead declarations caught some property owners by surprise. H. Childress noted that since the prior Board action was to waive the late fees for one year only, that waiver has now expired, and no Board action is necessary to reinstate them.
- Town Listers: Sally Achey noted that the Listers requested an increase in rate of pay during the development of the 2014-15 budget, and asked whether that pay rate had been changed. The budget line item for Listers was increased from \$8,000 in 2013-14 to \$10,000 in 2014-15, but no rate of pay had been discussed. Randy Kniffen noted that the State pays each town \$7 per parcel per year for a reappraisal fund, but that because of the accuracy of appraisals, a total reappraisal has not been needed for over twenty years, leaving the current balance of that fund at over \$44,000; the State has recently relaxed its standards for tapping into that fund, and it has been used to support ongoing professional development and training for Listers. All of the Listers agreed that the work is more complex than had formerly been the case. The Selectboard agreed to place a discussion of Lister rate of pay onto its September 11 agenda; Sally will provide job descriptions in advance of that meeting.

- Town Auditors: Juanita Burch-Clay reported that the Auditors continue to review Treasurer's statements, with only small questions arising so far. They also reviewed the Town debt report on behalf of the Building Committee. Auditors remind the Selectboard that the Town needs a purchasing policy, and urges the Selectboard to appoint a coordinator for the 2014 Town Report soon.

Building Committee:

- David Munyak reports that Claypoint Associates and Alderson Environmental have completed the lead and asbestos abatement project on Tuesday 8/26; he thanked Terry Redfield, Carl Haynes, Herb Childress, and the Highway Crew for brush clearing in advance of the work. Final soil samples have been sent for laboratory testing.
- David submitted four requests for bids on the PCB removal and basement cleanup, and received two bids from Weston Samson (flat fee \$25,239) and Ross Environmental Associates (time and materials equaling \$20,290), with work to be completed by October 15, 2014. T. Redfield moved to accept the Building Committee's recommendation to proceed with Ross Environmental to conduct this phase of site clean-up; M. Lamson 2nd. [*all in favor, motion carried*].
- The original plan for mound septic on the site is now open to question because the status of the Teers' secondary well is uncertain. However, the project can move forward on the basis of an enclosed tank system, which will have no impacts on any neighboring properties. C. Haynes moves to meet with the engineer at the town office at 5:30 pm on September 11th, with site visit if necessary; T. Redfield 2nd. [*all in favor, motion carried*].
- The Building Committee requests to hold an Open House on the site on Saturday October 4 from 9am to 1pm, with information stations and project updates. H. Childress moves to allow this Open House; T. Redfield 2nd. [*all in favor, motion carried*]. M. Lamson moves to have Highway crew conduct regular mowing and weed trimming on the property; T. Redfield 2nd. [*Ayes—H. Childress, M. Lamson, S. Moyer, T. Redfield; Nay—C. Haynes; motion carried*].

Town Lands: M. Lamson reports no updates from FEMA regarding letter of map amendment (LOMA) application for West Street property.

Road Commissioner:

- Bill Reed submitted the upcoming repair plan for Town vehicles and equipment (both plow trucks, grader, backhoe). The grader has been returned to Town, but still needs oil and filter changes before returning to service. Bill will obtain quotes on needed backhoe repairs. M. Lamson moves to have Pete's Tire Barn replace tires and wheels on plow trucks as per their quote; T. Redfield 2nd. [*Ayes—H. Childress, M. Lamson, S. Moyer, T. Redfield; Nay—C. Haynes; motion carried*].
- Road construction project on Coy Hill western section is near completion; road fabric, gravel topcoat, and roadside mulching/seeding to be completed in the coming week. Heavy stones unearthed during excavation have been requested by Margaret Fowler for roadmarking.
- Test holes for possible ditch construction on Coy Hill Road showed no interfering ledge, and ditch construction could proceed. M. Lamson moved to have Highway crew complete ditch work on Coy Hill Road as per his recommendation; H. Childress 2nd. [*Ayes—H. Childress, M. Lamson, T. Redfield; Nays—C. Haynes, S. Moyer; motion carried*].
- Meeting for road re-classification is 7 pm on Tuesday September 9; the meeting has been warned, posted in Magnet and Front Porch Forum, and property owners directly

affected have been notified of the petitions by certified mail; Town Clerk is posting in Rutland Herald public notices. This meeting will allow town input on the following three requests: that Whites Road be declassified, or “thrown up”, that Moyer Acres Road be declassified, or “thrown up”, and that Fox Bridge Lane be reclassified as a Class 4 Road.

- Bill informed the Board that the recent replacement of the backhoe steering column has not fully solved the problem of locking it into multiple positions; Turunen’s equipment repair will investigate.

Solid Waste: Metal collection day is scheduled for Saturday September 6th. The Selectboard placed a call to Sue Miller to learn whether she would manage the collection as she did in the spring. Alternatively, the Highway crew could manage collection and disposal.

Correspondence: H. Childress proposed that the Selectboard Clerk prepare a correspondence summary prior to each meeting, so that paper and electronic correspondence could be inventoried and items requiring response could be highlighted for Board attention. This will begin at the September 11th meeting.

Board Orders: T. Redfield moves to accept Board Orders as presented, but not paying the incorrect billing addressed to the Solid Waste Alliance Communities; H. Childress 2nd. [*all in favor, motion carried*]

Legal: The Garron Road dispute is proceeding toward resolution. The Town has received a letter from Gary Kupferer regarding action on employee mediation.

Other Business: The Selectboard will continue working on employment policy at a special meeting on September 9th, to follow the public meeting on road reclassification.

Adjourn — T. Redfield moves to adjourn, H. Childress 2nd. [*all in favor, motion carried*]. Meeting adjourned 10:47 pm.

Respectfully submitted,
Herb Childress, Clerk