

Middletown Springs Select Board Minutes September 25, 2014 Meeting Approved

CALL TO ORDER: 7:00 pm

BOARD PRESENT: H. Childress, C. Haynes (7:05), M. Lamson, S. Moyer, T. Redfield acting chair at opening

PUBLIC PRESENT: John Arsenault, Laura Castle, Linda Hurcomb, Tom Hurcomb, Marie Louka, David Munyak, Jackie Parker, Bill Reed, Nick Seidner, Peter Stevenson

Approval of Minutes: M. Lamson moved to approve minutes from September 11 special meeting; T. Redfield 2nd. [*all in favor, motion carried*]. M. Lamson moved to approve minutes from September 11 regular meeting; T. Redfield 2nd. [*all in favor, motion carried*].

Public Comment: David Munyak has heard from two people that the Selectboard Chair has been informing people that the forthcoming Town Office will be in the basement. He encouraged us to send a more appropriate and more helpful message about the potential upper level and lower level of the design. C. Haynes notes that we haven't seen the design documents, but that he won't support a design that requires an elevator or which puts the Town offices below grade. David responded that the elements of design that permit accessibility are crucial for legal compliance, and that accessibility features are more likely to be grant supported than other elements of a building project.

Planning Commission: A Creative Community municipal steering committee has been formed, comprising Ryan Maher, Marie Louka, and Nick Seidner. That committee, in conjunction with the Planning Commission, has developed materials in support of a grant proposal to the VT Agency of Commerce and Community Development (ACDD) for research and planning into economic development. The grant proposal must be submitted by Tuesday September 30, with awards to be made in December. Projects funded must be completed by the end of May 2016. The ACCD will give priority to communities that have designated village centers, but all aspects of the community's economic life will be included in the research and planning.

M. Lamson moved to approve the creative economy grant proposal, and to sign the required resolution with H. Childress designated as the Town's authorizing official; T. Redfield 2nd. [*all in favor, motion carried*]. H. Childress moves to add "and M. Lamson as alternate authorizing official" to the end of that motion, M. Lamson 2nd. [*all in favor, motion carried*]

Town Officers: Jackie Parker informed that the Auditors are working on acquiring documents for the audit and town report. No progress to date on acquiring the page layout software necessary to produce the town report in house.

Building Committee: David Munyak informed the Board of a pre-bid site visit on the morning of Friday 9/26 for possible environmental remediation of the existing foundation and cellar. He also reminded the Board of the coming Open House on the site, and requested mowing and cleanup prior to the event. S. Moyer asked if there were architectural documents available, and expressed a desire to have takeaway copies of any drawings or diagrams for persons attending the Open house; David replied that was a possibility, and would be discussed at the 10/1 Building Committee meeting.

Town Lands: Peter Stevenson expressed his belief that the Selectboard has not adequately supervised the Building Committee in its work on planning for the new Town Office. His concerns include the Board has not having seen current plans or budget estimates in advance of the public information at the 10/4 Open House; the absence of a firm contract for architectural services; and the proposed scope of the new building that he believes would require too great an investment by the Town.

M. Lamson said that the Board had charged the Building Committee with conducting a design process, and that he feels the Board is being appropriately patient with that process. H. Childress noted that this sort of project uncertainty is a normal part of most design projects, and that the Building Committee will certainly receive and consider comments and opinions based on the preliminary ideas shown at the Open House. He also asked Peter for a series of recommendations that we can consider; Peter agreed to offer such recommendations. C. Haynes asked that the Board attend the 10/1 Building Committee meeting to see plans in advance of the Open House. M. Lamson noted that we should discuss with other towns how they've moved forward after the design and before/during construction, and asked David to think of other Selectboards we should contact for their experiences.

David Munyak noted the progress that has been made on the project since the site was purchased: the brownfield cleanup has been completed; the back building and slab have been removed in preparation for the cellar cleanup; the project has entered the design phase and the Committee is investigating grant opportunities; and the water and septic planning has reached the point of preparation for permit application. He recognizes that some members of the community feel the process has gone too slowly while others feel as though it's going too fast, and welcomes the opportunity to inform the Selectboard and the community in the next weeks about the status and next steps of the project.

Road Commissioner:

- On Thursday 9/18, Mike Fioretti asked Bill Reed for permission to dig across Norton Road to repair a septic problem. Although Bill informed Mr. Fioretti that he needed to fill out a right-of-way work application and submit it to the Selectboard, Mr. Fioretti's contractors continued with the work across the Norton Road pavement apron from West Street. Bill and H. Childress arrived on site in late morning to discover an open trench, and urged the crew to complete their work and re-close the trench with all haste; Bill returned in the afternoon to supervise the project's conclusion, and also provided the owner with fill material sufficient to close the trench properly. Bill reported to the Board that the repairs are sufficient for the coming winter. T. Redfield moved to send the Fiorettis' an invoice for time and materials (Bill Reed labor at 6.5 hours, a Town truck at one hour, 14 cubic yards of gravel fill), plus a letter of concern; H. Childress 2nd. [*Aye—H. Childress, S. Moyer, T. Redfield; Nay—C. Haynes, M. Lamson; motion carried*] M. Lamson noted that the Fiorettis' are new to town, and that the Board would likely have approved their request, while still acknowledging that their actions placed emergency services at risk and the request was not handled appropriately. M. Lamson moved to send the invoice and to indicate that it is being waived this time but that they will be responsible for any future violations; H. Childress 2nd. [*Aye—H. Childress, C. Haynes, M. Lamson; Nay—S. Moyer, T. Redfield; motion carried*]
- Bill reported that the grader being out of service for three weeks has put a significant obstacle in the completion of Coy Hill construction and in pre-winter grading of other Town roads. C. Haynes reported that he received word from Turunen's Equipment Repair that the grader is now ready to be brought back to service. M. Lamson and H. Childress both expressed dissatisfaction with the length of time that the grader was out

of service for an oil and filter change. David Munyak noted that we had a very expensive motor repair three years ago, and asked the Board to consider a move back toward setting a replacement cycle and budget for major equipment.

- Bill provided an estimate from Nortrax for service on the backhoe, and expressed concern that the valve-lash adjustment was significantly overdue. C. Haynes moved to take the backhoe to Turunen's for the valve-lash adjustment. [*no second, motion failed*]. M. Lamson moved to have Nortrax repair the backhoe as per their September 15th quote; T. Redfield 2nd [*Aye—H. Childress, M. Lamson, S. Moyer, T. Redfield; Nay—C. Haynes; motion carried*].
- The Town has received a service request form from Edward Skwira on Dayton Hill Road to allow him to repair that road (open water bars, level off deep potholes and gouges). Mr. Skwira met with the Selectboard in August to discuss this, and Bill Reed recommends that Mr. Skwira be allowed to proceed with that work under the condition that he not enter other property nor cause water to drain from the road onto other property. C. Haynes moved to approve Mr. Skwira's request to repair Dayton Hill Road; H. Childress 2nd. [*all in favor, motion carried*].
- Bill has done investigation of availability and costs for winter sand. He will work with H. Childress to prepare a comparison of vendors for the 10/9 meeting.

Road Reclassification: Following the Selectboard's special on-site meeting of Monday 9/22, the Board took up the requests for reclassification. Citing recent history with other roads thrown up over a century ago, C. Haynes recommends that we work with the Town's attorney to properly relinquish the Town's interests in these roads. H. Childress moved to throw up Whites' Road and Moyer Acres Road as they are specified in the official Town roads mileage, and to request Town's attorney to properly advise language for declassification; T. Redfield 2nd. [*Aye—H. Childress, C. Haynes, M. Lamson, T. Redfield; Nay—S. Moyer; motion carried*].

T. Redfield and H. Childress both agreed that they saw no Town interest in retaining Class 4 designation for Fox Bridge Lane, and urged the Board to consider complete discontinuation as well. M. Lamson will contact VLCT for legal advice regarding procedure for throwing up Fox Bridge.

Solid Waste: Large waste day is scheduled for Saturday 10/4; Laura Castle will order waste containers, and Steve Geno will work at the large-waste site on that day.

Correspondence: S. Moyer will work with Laura Castle to complete the Town's 2015 application for VLCT Property and Casualty Intermunicipal Fund (PACIF) insurance membership by October 10.

Board Orders: T. Redfield moved to approve Board orders as presented; M. Lamson 2nd. [*all in favor, motion carried*]

Elections:

- H. Childress noted that the 9/23 election to consider funding for the firehouse roof failed by 63-81, and said that he would discuss with John Arsenault the fire company's desires for any future consideration.
- Laura Castle had the opportunity to use the State-provided electronic vote tabulator in conjunction with the usual hand count, and expressed pleasure with its operation; she also reported the experience of time savings from other town clerks. The Secretary of State's office provides tabulation machines without charge to any VT municipality. C.

Haynes moved to hold a special meeting of the Selectboard at 6pm on Wednesday 10/1 to craft a ballot measure necessary to use the tabulator in the March 2015 town election and onward, and then to consider the Building Committee's update at their regularly scheduled 7:30 pm meeting; H. Childress 2nd. [*all in favor, motion carried*].

- T. Redfield moved to pay election workers \$10/hour beginning with the November 2014 election, in light of recent changes to the Federal minimum wage; H. Childress 2nd. [*all in favor, motion carried*].

Adjourn — T. Redfield moved to adjourn, S. Moyer 2nd. [*all in favor, motion carried*]. Meeting adjourned 11:06 pm.

Respectfully submitted,
Herb Childress, Clerk