

Townshend Select Board Meeting Minutes - May 1 & 8th, 2006

Present:

Berenice Brooks	Jeffrey Russ
Alene Evans	Irvin Stowell
Henry Martin, chair	Select Board

Participating Members:

Michalina Wasung, Town Treasurer;
 Kurt Bostrom, rd foreman,
 Fredrick Hege, Rescue rep.

The chair **called the Meeting to Order at 7:00 pm**; recognizing *Participating Members*:

1b. Town Treasurer: Board members reviewed and discussed the following with Michalina Wasung, Town Treasurer:

6-month tax rate: Wasung spoke of her Town Meeting approved amendment on Article 21 A & B eliminating Personal Property as of _____; she explained, in detail, how she calculated the 6 month tax rate by using the State submitted 411 numbers (less personal property); in the past she always recommends not to extend the tax rate beyond 2 decimal points but not for this 6 month tax rate; reviewed figures on page 41 - 2006 Town Report; she believes many RV owners will seek tax abatements and anticipates sending the tax bills by May 15th but is having difficulties in dealing with NEMRC in preparing the bills to her specifications; Wasung response, to Evans offer to assist in getting out the tax bills, was that Rebecca Stratton-Goodband has agreed to come in and her clerks - Lemire and Redmond are also available; she needs a compiled, updated list of ownership and information for escrow companies as she tries to cover most of her squeaky wheels.

Banknorth Note: Wasung presented a legal financial document from Banknorth named "Allonge", when executed **only** changes the due date from May 1st to June 26, 2006, on the Town's previously signed Note with TD Banknorth. After complete discussion and understanding of the document *Martin moved that under the recommendations of the Town Treasurer, Wasung, the Board sign the Allonge with Banknorth, extending the current payment date to June 26, 2006, seconded by Evans, unanimously carried and signed by the Board.*

Purchasing new trucks: How to finance commercial / municipal loan / one truck or both trucks / lease vs purchase / existing equipment funds will be applied to the grader lease. Wasung will investigate financing — commercial and municipal loan, probably needing to acquire a bridge financing note.

Bostrom's response to Martin's question as the new truck has been ordered, needing at least 3 weeks to build — delivery May 24th; cost of this one ton \$19,000+/-; a new big one \$120,000+/-.

Evans asked is the Highway equipment fund working? Wasung and Stowell briefly spoke about how the fund was created and of its quick depletion: traded loaders, bought a new big truck, a new one ton and second hand one ton truck; repairing expenses have become so high as these vehicles are now run by computers, making it very difficult for in house repairs; Wasung believes the Town should trade vehicles before end of its warranty, so as not to get hit with such high repair costs; replacing Compactor must now be considered. Wasung left at 7:45 PM

1c. Highway foreman, Kurt Bostrom's report:

- Culverts: called around, got quotes, Giddings came in the cheapest at \$10.55/foot; 193 feet is needed for special road projects; he will be contacting Donald Gould & Son to coordinate and start installation. After discussion *Martin moved to authorize Bostrom to purchase 400 feet of culverts from Giddings, seconded by Stowell, unanimously carried by the Board.*
- Get a DI or a pre cast from the State
- He sent a Letter of Intent to Purchase the one ton from John C Stewart & Sons
- Turbo went in the Grader, jack shaft cut hoses and factory non existing grease fittings had to be installed, this repair was covered under warranty, 1,700+/- hours, Town had to pay mechanic's mileage
- Next Monday May 8th Bostrom invited Stowell to attend a VLCT workshop on writing up paving bids
- Removal of old culverts, metal from pit: Stowell indicated that the cost of steel is up and the pit should be clean up. Bostrom spoke of Advance Recycling Co.'s offer but will do further research in recycling, haulers and how surrounding towns deal with metals.
- WRC is ready to start plotting, complying and inputting data as to the status of culverts (in and out lets) which information is associated with the Town's accepted Codes & Standards.
- Bostrom invited Stowell to assist him in writing the big truck spec's for consideration before July.
- Fountain — C. Sleeper has been reconstructing it, should be on the Common by Memorial Day. Russ needed assistance to finish off the fountain's basin. Stowell and Brooks offered Russ their cement mixer and Bostrom the road crew, as it shouldn't take long to cement over the new water line.
- After attending the Town Officers workshops, Stowell spoke about the many new highway rules and regulations to be complied with. Bostrom announced that VTrans is encouraging Towns to use their engineers to remedy/reconstruct reoccurring road problems.
- Better Back Roads Grant — Bostrom will contract Donald Gould & Son and talk to Helen Holmes about completing the necessary right-of-way / encroachment paper work.
- Russ was instructed to leave the filled Green Up Day bags, etc. at the Town Barn; no charge for disposing. Bostrom left at 8:05 PM

RESCUE INC. rep. F. Hege presented

- last month's report on response calls
- reported that plans are in the process to build a helicopter pad at Brattleboro's RESCUE quarters;
- hopefully RESCUE's debt can start reducing with the assistance of the new Green Mountain Health Act

On another mater, he asked when would the Town start using its new liquid chloride system - response soon.

1a. Liquor Control Board — *Tannery Brook Hospitality Corp (Windham Hill Inn) Outside Consumption Applications (3).*

Members believed that the owner, Coneey's would appear to explain their applications. Davis thought she was to call the Coneey's for explanations and was told they needed to notify the State Liquor Board as to how their property would have delineate areas to serve/consumer alcohol:

- areas around the big Barn —
- a BBQ by the pool or
- on the other side under a tented area and
- in front of the Inn for picture taking

Upon reviewing the applications the board's consensus instructed the chair to change its time: hours from 8 am to 12 am and to have these applications run in conjunction with their Liquor License - May 1st to April 30th. These applications were given to Town Clerk to complete and asked that she mail them a completed copy of each.

1d. Board of Health: none at this time

*Martin moved to approve the **Minutes of April 14 & 17, 2006**, seconded by Russ; discussion on page 3: Russ' concerns were minimized as to how the written word "heard" is reflected under Old Business! Janos — A. Evans as heard! (not meant as hearsay); also Brooks reported that she was not present during the conversation between Deputy Lake and Evans.*

After discussion the minutes unanimously approved as corrected.

*The chair moved to **Pay Bills and Sign the following Orders**, seconded by Evans*

SM06 — \$5,574.40

SMPR06 — \$3,154.72

Road Com Orders wk/ending 4/22 & 4/29

Discussion followed

Brooks had heard complaints on the poor street sweeping while trying to line parking spaces and cross walks: can't town crew street sweep? Russ agreed with Brooks but Stowell added that the payment hadn't had time to dry off or have the remaining dirt washed away by the rain. (Brooks & Russ would not sign the highway order paying for street sweeping)

Russ questioned an invoice ordering a Dale Earnhardt Lane sign, members understood that the Town only purchases 911 street signs and this purchase could open the door for a possible suit and/or collection of royalties.

Davis reported that the Treasurer was successful in getting the previous credit card late fees and penalties reversed.

4. Old Business

VLCT's Town Hall Report —Copies of the report will be provided for additional input on the reported electrical issues; discussed the need to hire a handyman; Stowell will be examining the basement and contents contained.

Select Board file cabinets — Brooks was told keys can be made for the file cabinets, once the serial numbers are given to a lock maker in Rawsonville.

Valley Cares — Correspondence changing the ACT 250 hearing to tomorrow; notification that the grant monies will be awarded on July 1st; responded to A. DeWitt's April 30th letter by mailing him a copy of April 1st meeting at which Valley Care requested highway access to lay water lines to the DeWitt and Jacobs property.

Listers — *Martin moved to approve the hiring of B&B Appraisers to complete the 2006 Grand List, seconded by Stowell, unanimously carried by the Board.*

mailed a response to R. Lucier's letter, received April 17th;
no action or response to T. Gildersleve's, PVR, letter answering questions/ concerns/
procedures expressed at the April 14th joint meeting

Appointments — Martin, Evans and Russ will telephone at least 10 current appointees, seeking their desire to be reappointed

Annual State Financial Plan & Certificate of Mileage — were both acknowledged by the State.

Law Enforcement — Evans spoke to Sheriff Prue after meeting with a Deputy, on her way to L&G's April 25th invitation, in Harmonyville using a speed gun.

Sheriff Prue believes that the Town still has available COPS money to offset the deputy's time. Prue then asked what was going to happen to their outstanding bills. Evans gave her personal response, as a select person, was to continue to pay for only documented incidents and Evans would ask the Sheriff's Department to write off the unpaid remainder. Martin agrees with Evans, the Town needs to respond and should definitely pay for incidents: J. Gentlewolf, Halloween and incidents that can be substantiated. The Town still has not entered into a contract with the Dept.

Members agreed to invite Rick Hopkins, VSP trooper to their May 13th meeting, dedicating 20 minutes to discuss enforcement the troopers can provide. Hege was recognized and interjected that he has attended most of the Board's meetings and it appears to him that both agencies would only provide traffic enforcement with the VSP responding to emergencies.

Janos property — Granger Real Estate representative, Dale Thiel, informed Martin, while on vacation, that J Evans no long had a contract on the Janos (factory) property. So he proceeded to ask, is the Town still interested?

Each member was given time to express their own opinion and direction as to how the Town should proceed but the Board could not come up with a definite conclusion. As a means to assist in the decision making process, Martin suggested an on site factory visit, to invite the Land Committee — Monday, Mayth, 6:30 pm at Janos'.

A. Evans indicated that she is still interested in Janos' "homestead" property.

SWNH — Radio/Antenna Repair— Stowell finally received phone verification that this was a duplicate billing, of a previously paid invoice.

5. New Business

- Stowell reported that the Fire Station boiler sprung a leak; fire chief Putnam contacted Jeffers' who, in 1997, installed this boiler. They are trying to see if this boiler is under warranty (being a commercial use maybe not)

- No action taken on the State Highway 2007 Enhance Program nor on correspondence from GCH Fair Day, chair Stanley Holt, requesting use of the Common on August 5th
- On June 1st the Board will start advertising/notifying residents the increase cost to dispose of household waste to \$2.00 beginning July 1st. (Brooks left at 9:45 PM)
- Answers to questions on the February expenditures were sought as Evans examined March detail transactions.
 Evans noted the Auditors were charged for the publication of the 2006 Town Meeting Warning; will instruct the Treasurer to charge the land site articles with Stevens Associates year end billing, not to this year's Taft Meadow budget.

6. Other Business

Town Clerk received a second packet (more detailed) from NBF Architect
 St of VT: - 2 copies of Anna Mae Ray's Project Review — lifting deferral to build 3 bedroom house
 - Received: Certificate of Mileage completely conformed
 State Highway approved highway expenditures: 6 month and fiscal year

7. Executive Session — none at this time

8. Time of Next Meeting — May 15, 2006

*At 10:15 PM Stowell moved to **recess** to May 8, 2006 workshop at Janos' factory property, seconded by Evans, unanimously carried by the Board.*

May 8, 2006 — 6:30 PM Janos “factory”

Present:		Land Committee:
Berenice Brooks	Jeffrey Russ	Arthur Monette, Laurie Nystrom,
Alene Evans	Irvin Stowell	Janet Stowell and Brud Sanderson
Henry Martin, chair	Select Board	Dale Thiel, realtor

For at least 15 minutes everyone (select board & land committee) singularly toured the entire structure, having a group meeting, ground level, by the Rte 35 factory garage door. Sanderson measured the walls, found them to be only 12' 6" high and to be non-bearing. He added that Southern Vermont Engineering is more familiar with the structure. Almost everyone remarked on the amount of great open space; why wasn't L&G interested in this space for an auditorium, offices, and additional classrooms.

Everyone proceeded outside to walk about, examining how culverts could be installed, within the drainage swale, allowing vehicles to move between properties; noting the two septic areas and not having sufficient vehicle turning area for access or egress the building, would need to share driveways with Janos' "homestead" property.

Martin reconvened their meeting, by Sanderson's vehicle, to discuss and hear from everyone their comments, ideas, etc on the factory building.

His major concerns / problems were:

- not having available, sufficient ~~outside~~ inside wall height to install "highway garage doors";
- ~~not~~ long enough to house fire trucks;
- the building would need to be beefed up;
- if upstairs converted to offices would need to be sprinkled, adding elevator.

After spending so much money to renovate, adapt, toggling up an old building, to end up with an insufficient building for Town use. Still not giving the departments what they need. Where's the savings? Stowell & Russ agreed.

A. Evans suggested demolishing the front office section (a new, different approach), building a new structure, tall enough to house fire trucks and the big highway vehicles (needing architectural services). Stowell interjected that getting rid of the demolished materials will be quite costly.

Brooks asked is the property safe, free from chemicals? Thiel responded that the State Department of Health has been assessing / testing the property, checking off acceptable test results; the owners want to sell this property without any liabilities. The property is under 2 separate deeds; combined only for ACT 250.

Many Select persons asked how could the Town assist in getting this property sold, for commercial/ industrial use? Jobs are needed along with new residents.

Martin asked where do we all go from here? What's the next level? Sanderson reported that all of the necessary work, reports, plans have been completed at the public hearing and ready for bond vote. He continued, it would be costly and very time consuming to start over, but it is not out of the question to pursue. Members reflected that it would be nice if the Town could lower the professional estimator's top-notch building costs, exploring the hiring of local subcontractors (everyone understanding that Townshend does not have a large volunteer pool to assist in the construction)

Land Committee members contributed and listened, agreeing to meet Wednesday, May 17th at 7:00 pm to fine tune previous plans (new concepts?), costs, etc; to investigate the cost, construction, etc of neighboring fire stations (Putney Guilford); to contact State Treasurer, Jeb Spaulding, to assist in calculating our property tax impact on a 3.5 million dollar bond.

Thiel gave the Board a copy of Janos' packet (real estate listing), which contains additional information, plans, etc.

Martin announced the need to address the 6-month tax rate as presented by Town Treasurer, Wasung. After minimal discussion *Martin moved to set the property tax rate at \$.353 for the 6-month budget, January 1, 2006 thru June 30, 2006, seconded by Russ, unanimously carried by the Board.*

*At 7:45 PM Brooks moved to **Adjourn**, seconded by Stowell, unanimously carried by the Board.* Everyone left Janos' property.

Respectfully submitted,

Cynthia Davis, Clerk for the Select Board