

Subject to Selectboard Approval

**Town of St. Albans
Selectboard Meeting Minutes
Monday, January 7th, 2019
5:00 p.m.**

On Monday, January 7th, 2019 at 5:00 p.m., at Town Hall the Town of St. Albans Selectboard met.

Officials and staff present: Chair William Nihan, Vice Chair Bruce Cheeseman, Brendan Deso, Stan Dukas, Al Voegele and Town Manager, Carrie Johnson.

Public: Bob Fairbanks and Alex McWilliams.

W. Nihan opened the meeting at 5:00 p.m. The purpose of the early start to the Selectboard meeting was to conduct a budget work session to continue work on the FY '20 budget. B. Cheeseman left the meeting at 6:10 p.m. The budget portion of the meeting concluded at 6:25 p.m. and the Selectboard recessed at 6:28 p.m.

Regular Meeting – 6:30 p.m.

Officials and staff present: Chair William Nihan, Brendan Deso, Stan Dukas, Al Voegele, Town Manager Carrie Johnson, Director of Public Works Alan Mashtare, Town Clerk Anna Bourdon, Zoning Administrator Becky Perron, Director of Administration Ned Connell, and Recording Secretary, Jenn Gray.

Absent: Vice Chair Bruce Cheeseman.

Public: Bob Fairbanks, Alex McWilliams, Legislative Representatives Corey Parent, Casey Toof, Mike McCarthy, and Alicia Feiler with Malone Properties.

The Pledge of Allegiance.

General Warrant

MOTION: S. Dukas made a motion to approve the general warrant dated January 7th, 2019 in the amount of \$52,176.71. All in favor, none opposed, motion carried.

Industrial Park Warrant

MOTION: A. Voegele made a motion to approve the Industrial Park warrant in the amount of \$2,613. All in favor, none opposed, motion carried.

Payroll Warrants

MOTION: B. Deso made a motion to approve the payroll warrants dated December 21st, 2018 in the amount of \$17,706.75, December 28th, 2018 in the amount of \$31,047.83, and January 4th, 2019 in the amount of \$16,341.04. All in favor, none opposed, motion carried.

Minutes

MOTION: A. Voegele made a motion to approve the Selectboard meeting minutes for Monday, December 17th, 2018 and the 'special' meeting minutes for Thursday, December 27th, 2018. All in favor, none opposed, motion carried.

Legislative Update – Corey Parent, Casey Toof, and Mike McCarthy

The Legislative group came before the Board to discuss the upcoming session. State Senator Elect Corey Parent spoke first stating that he spent 4 years in the House and was elected as a State Senator in November. Some of the challenges he feels they will face this year are economic and demographic trends. We need to come together. There needs to be a discussion on the underfunded education pension fund and we also need to think long term growth in our economy.

Representative Mike McCarthy represents the City of St. Albans and the southern part of the Town. He has economic and demographic concerns as well. The state needs to focus on a high quality and affordable education system. Development and reforms of Act 250 will affect the Town. He is a proponent for water quality and stated that stormwater should provide incentives to encourage good practices.

Representative Casey Toof also represents the City of St. Albans and the southern part of the Town. The Freshman of the three, he stated he was eager to start working and will be looking for victories where he can.

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Resident, Bob Fairbanks stated he is concerned about the 2 million gallons of raw sewage was dumped into the bay recently. The City and State haven't done a thing about it. He stated that we need to worry more about sewage plants. Regarding the incentive to have more people move to Vermont, he doesn't agree with paying people \$10,000 to move here when the pension fund is underfunded.

Town Clerk Anna Bourdon asked for them to speak on the motor vehicle laws. Representative McCarthy explained that some of the changes made have been too punitive. There is a strong support for making it easier to get drivers back on the road. We need to dial back some of the too onerous items with inspections.

A. Voegele explained that he is writing a letter to the Vermont Agency of Transportation (VTrans) regarding the installation of a traffic light at the intersection of the St. Albans State Highway Access (SASH) and South Main Street in St. Albans City. When finished, he would like letters of endorsement from the three representatives. He explained that there is a conflict between VTrans and the City over who is responsible for that intersection. C. Parent's concern is traffic backing up if there is a light installed there. He would like to see a traffic study first. The other representatives agreed.

A. Voegele explained that on a recent visit to South Carolina and Ohio, their economies and workforce are booming. He stated that we need to expand our workforce to include inviting immigrants into the state. Representative McCarthy stated we can have some influence but, most of that is controlled by federal laws.

On the topic of stormwater, Director of Administration Ned Connell explained that in the next fiscal year's budget the Town hopes to set aside \$30,000 for stormwater consulting to evaluate having a stormwater utility. The stormwater funds would be used as a match for water quality projects. We need help to get the lake where it needs to be.

Public Hearing on the Unified Development Bylaws – Director of Administration Ned Connell

C. Johnson opened the public hearing by reading the following:

"In accordance with the Vermont Planning and Development Act (24 VSA Chapter 117), this public hearing is to hereby review and update the Unified Development Bylaws and Zoning Map for the Town of St. Albans, Vermont. The Unified Development Bylaws and Zoning Map, upon adoption, and while in effect, shall amend in their entirety all prior Bylaws and Subdivision Regulations of the Town of St. Albans".

N. Connell explained that the technical portion of the bylaws has not been changed. B. Nihan explained that for certain types of activities for permits, that it states either fair market or assessment valuation will be used. He believes it should be one or the other, not both. B. Perron explained that FEMA uses the fair market valuation term which allows use of assessed value - depreciation.

B. Nihan stated that also in the bylaws, a Letter of Credit will be 30% of infrastructure cost and up to 50% landscaping. He feels it is too low. N. Connell stated that those were previously approved in previous bylaws. B. Nihan feels it should be up to 100% for infrastructure. At least we would have the authority. B. Perron stated that the DRB probably wouldn't need up to 100% for a Letter of Credit. After further discussion, the Board agreed upon up to 75% for infrastructure and up to 50% for landscaping. B. Perron stated this will need to go back to the Development Review Board (DRB) as it would be considered a substantial change. N. Connell agreed.

Alicia Filer from Malone Properties doesn't think the DRB should have the decision, whether to ask for 10% for one contractor and up to 75% for another.

B. Nihan closed the public hearing.

Town Manger's Report

Department of Public Works (DPW) Relocation Project Update

C. Johnson stated the bid for the construction of the Department of Public Works (DPW) garage went out before Christmas and the deadline is this Friday, January 11th at 3pm. There was one large addendum issued last week. The Salt Shed requires a lot more planning and required steps to work with the VTrans grant before we go out to bid. C. Johnson agreed to have a public opening of these bids at 3pm on Friday, January 11th at Town Hall.

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To education the public on this project, C. Johnson has asked for some renderings and pointed out that we will need to discuss cost estimates. We need to let tax payers know how we are paying for the project and using the infrastructure funds.

The Board had been provided a draft of the flyer for the DPW project. A. Voegele asked whether we should consider a full page ad in the Messenger for the project. S. Dukas suggested a large sign posted at the Brigham Road project. B. Deso suggested running something on Northwest Access TV. A. Voegele stated that we should ask the school for distributing flyers. C. Johnson will ask, however, she believes that the school is no longer an option. S. Dukas had one edit on the flyer and would like to change “cold storage” to “covered storage”.

2018 Equalization Study Results – Common Level of Appraisal

C. Johnson explained that Assessor Bill Hinman provided a summary of the results and the Common Level of Appraisal (CLA). The final 411 or end of year grand list filing grew .8% for calendar year ending 2018.

Green Up Day 2019

C. Johnson explained that Brad Jenkins, the Boys Scout leader who helps with the coordination of Green Up Day for the City and Town is stepping down. We need a volunteer to coordinate efforts in the Town with the City. Anyone interested should contact C. Johnson.

Public Comment

Bob Fairbanks came before the Board to ask if the Town is going to make the marina put signs up warning snowmobilers and other of thin ice. The marina does have bubblers. He suggested reflective signs so snowmobilers driving through at night will be able to see the signs.

Schedule

Next budget meeting will be Monday, January 14th, 2019 at 5:00 p.m. The next regular Selectboard meetings are Wednesday, January 23rd, and Monday, February 4th. DPW bid opening on Friday, January 11th at 3pm.

Other Business

None.

Adjournment

MOTION: A. Voegele made a motion to adjourn the Selectboard meeting at 7:57 p.m. All in favor, none opposed, motion carried.

Respectfully submitted,
Jenn Gray, Recording Secretary