

**Town of St. Albans
Selectboard Meeting Minutes
Monday, November 4th, 2019
6:30 p.m.**

On Monday, November 4th, 2019 at 6:30 p.m., at Town Hall the Town of St. Albans Selectboard met.

Officials and staff present: Brendan Deso, Vice Chair Bruce Cheeseman, Al Voegele, Stan Dukas, Jessica Frost, Director of Public Works Alan Mashtare, and Town Manager Carrie Johnson.

Public: Matt Young of Ascent Consulting, Dan Crepeau (Gricebrook), Karl Groll (Gricebrook), Allen Karnatz (VT Land Trust), Marie Prey, Richard Hudak, and Jonathan Giroux.

Chair B. Deso opened the meeting at 6:30 p.m.

The Pledge of Allegiance was recited.

B. Deso made the announcement that there will be a Veteran's Day Parade on Monday, November 11th at 10am in Taylor Park.

General Warrant

MOTION: S. Dukas made a motion to approve the general warrant dated November 4th, 2019 in the amount of \$326,876.43. Seconded by A. Voegele. All in favor, none opposed, motion carried.

Infrastructure Development Fund Warrant

MOTION: B. Cheeseman made a motion to approve the Infrastructure Development Fund warrant in the amount of \$511,119.29. Seconded by A. Voegele. All in favor, none opposed, motion carried.

Department of Public Works Capital Account

MOTION: B. Cheeseman made a motion to approve the Department of Public Works Capital Account warrant in the amount of \$22,451.14. Seconded by J. Frost. All in favor, none opposed, motion carried.

Payroll

MOTION: J. Frost made a motion to approve the payroll warrants dated November 1st, 2019 in the amount of \$21,556.21 and October 25th, 2019 in the amount of \$30,022.70. Seconded by A. Voegele. All in favor, none opposed, motion carried.

Minutes

MOTION: A. Voegele made a motion to approve the Selectboard meeting minutes from Monday, October 25th, 2019 as written. Seconded by B. Cheeseman. All in favor, none opposed, motion carried.

Public Comment

A. Voegele made a comment regarding pedestrians walking down Lake Road in dark clothing saying it was very difficult to see them. He explained he was able to swerve into the other lane to avoid hitting the pedestrians. He reminded anyone walking at night to wear reflective clothing or a blinking light so that drivers can see them.

Department of Public Works Update – Matt Young, Ascent Consulting

Mr. Young explained that on the financial side of the project, everything that we had budgeted for the building itself we have spent, and now have spent \$3,800 of the \$240,000 contingency. The job is between 65% – 70% complete.

Mr. Young went on to explain that 95% of the building exterior is now weather tight, including roof, wall panels, windows, doors, and overhead doors. 100% of the interior wall framing is installed. Drywall to be installed after rough-ins are

complete. 100% of the exterior site concrete work is completed. 100% of the mechanical, plumbing, fire protection, and rough-ins are complete. Sewer force main work has started and the Pion water line is completed. The sewer and water line work are being completed by a joint effort with Partner Excavation, ECI, and the Town of St. Albans. 75% of the trees are planted and final garage completion is projected to be mid-January 2020.

Salt Shed Project

Mr. Young explained we are on hold by VTrans as we wait for their response on the bid package we submitted to them. Construction timing has passed so, we will need to plan for a Spring 2020 construction start. As soon as we receive comments from VTrans, we will bid the project out this winter for the Spring 2020 start.

Vermont Land Trust – Allen Karnatz – Hudak Conservation Project

Mr. Allen Karnatz, along with Marie Prey and Richard Hudak came before the Board to discuss the Hudak Conservation project. Mr. Allen explained that they had previously met with the Town of St. Albans Planning Commission as well as with officials in the Town of Swanton as the Hudak property sits in both the Town of St. Albans and Swanton. Mr. Allen went onto explained that when a piece of land is conserved, it takes away all rights to subdivide and develop. With this piece of land being on Route 7, they wanted to notify the Town of their plans.

Mr. Hudak gave the Selectboard some history about the Hudak family and farm. The land has been in the family since 1952 and younger generations of the Hudak family would like to continue farming there.

B. Deso clarified the process of the Land Trust. A piece of property is appraised with the development rights and without the development rights and the difference between the two is what would be paid for the development rights. Mr. Karnatz stated that was correct. He also said that the development rights can not be purchased back. This is the most secure way to protect the piece of land. The Board was in consensus to support this project.

MOTION: A. Voegele made a motion that the Selectboard approves and supports the Hudak Farm be turned into a conserved area an authorize Selectboard Chair Brendan Deso to sign a letter of support. Seconded by B. Cheeseman. All in favor, none opposed, motion carried.

J. Frost asked Mr. Karnatz where the Land Trust gets its funding. Mr. Karnatz explained that there is some State conservation funding that comes through the property transfer tax. As more real estate is sold across the state, more money goes into the conservation fund. Some of that money also goes into affordable housing. Mr. Karnatz also stated that they receive federal fund through USDA grants. He also pointed out that they have private funding. A majority of funding for Franklin County comes from State and Federal funds. The Vermont Land Trust is a 501c3 non-profit organization so donations can be tax deductible.

The Vermont Governor’s Council on Physical Fitness & Sports Community Wellness Grant Update

C. Johnson explained that we had applied for a highly competitive grant for exercise equipment at the Bay Park. The Town did not receive the grant. The total amount of the grant was \$20,000 and the Town had applied for the full amount.

Draft Interim Bylaw – Daycare Centers

C. Johnson explained the public hearing has been warned for November 18th. The interim bylaw hearing revolves around allowing daycare centers in two Zoning Districts in Town that, from as an oversight were omitted from the bylaws. Zoning Administrator Becky Perron will be at the public hearing on the 18th to answer any of the publics’ questions. C. Johnson stated that should the Board have any questions, they let her know prior to the hearing.

Schedule

The next regular Selectboard meetings are Monday, November 18th and Monday, December 2nd. Town offices are closed Monday, November 11th for Veteran's Day and Thursday, November 28th and Friday, November 29th for Thanksgiving. There will be a budget meeting on Wednesday, November 20th at 5:30 p.m.

Chair's Report

B. Deso explained that he and C. Johnson met City Manager Dominic Cloud and City Mayor Tim Smith to discuss a pending project that the City and Town have agreed to collaborate on to certain extents and we expect a formal announcement to be coming from the City and Town around November 18th.

B. Deso also stated that police services were discussed briefly in the same meeting. It was a very constructive discussion. We discussed that the Town will go out for a RFP (Request for Proposal) for police services next year.

Other Business

Town Forest Trails

J. Frost updated the Board on the Town Forest trail work being done. The new trails are looking beautiful and very profession. There will be another community work day on the trails on Sunday, November 10th at 9:30 a.m.

Halloween Storm

S. Dukas asked Director of Public Works Alan Mashtare to provide the Board with an overview of the storm damage caused by the Halloween storm. A. Mashtare stated that the Town made out quite well. There were trees that came down that the crew spent most of Friday clearing off roads. Some culverts got backed up, but the crew got them cleaned out. On French Hill Road, a tree of 4" or 5" in diameter got caught in a culvert and caused an overflow and some road erosion. Overall, the Town faired very well compared to neighboring towns.

B. Deso explained that previously, the Board agreed to put some stone on Forest Drive, a Class 4 road, to repair some potholes. Because the old Thorpe Avenue near the Gricebrook subdivision is also a Class 4 road, he asked A. Mashtare if the potholes were addressed there as well. A. Mashtare explained that both Forest Drive and Gricebrook will have their potholes filled with stone. He has notified both the contacts at Forest Drive and Gricebrook that this will be done before snow flies. A. Mashtare went on to explained that the ditching near Gricebrook was completed as well late this summer.

B. Cheeseman left the meeting at 7:30 p.m.

Executive Session

MOTION: A. Voegele made a motion to go into executive session at 7:30 p.m. to discuss legal, contractual or personnel issues where premature general public knowledge of the subject matter would place the Town (or person involved) at a substantial disadvantage. It was further moved to enter into executive session to discuss legal, personnel and contractual issues under the provisions of Title 1, section 313(a)(1) of Vermont Statutes and to invite in Town Manager, Carrie Johnson. Seconded by J. Frost. All in favor, none opposed, motion carried.

MOTION: A. Voegele made a motion to come out of executive session at 8:05 p.m. Seconded by J. Frost. All in favor, none opposed, motion carried.

Adjournment

MOTION: A. Voegele made a motion to adjourn the Selectboard meeting at 8:06 p.m. Seconded by J. Frost. All in favor, none opposed, motion carried.

Respectfully Submitted,
Jennifer Gray