

**Town of St. Albans
Selectboard Meeting Minutes
Monday, December 16th, 2019
6:30 p.m.**

On Monday, December 16th, 2019 at 6:30 p.m., at Town Hall the Town of St. Albans Selectboard met.

Officials and staff present: Chair Brendan Deso, Vice Chair Bruce Cheeseman, Stan Dukas, Jessica Frost, Al Voegele, Director of Public Works Alan Mashtare, Zoning Administrator Becky Perron, Town Clerk Anna Bourdon, Assessor Bill Hinman, Town Manager Carrie Johnson, and Recording Secretary Jenn Gray.

Public: Bob Fairbanks, St. Albans Messenger Reporter Michael Frett, David and Sara LeBlanc, Chris and Jessica Carswell, Matt Young of Ascent Consulting and Planning Commissioner Erin Creley.

Chair B. Deso called the Selectboard meeting to order. The Pledge of Allegiance was recited.

Addition to Agenda

B. Deso requested a motion to add Errors and Omissions to the agenda.

MOTION: A. Voegele made a motion to add Errors and Omissions to the agenda. Seconded by J. Frost. All in favor, none opposed motion carried.

Payroll

MOTION: J. Frost made a motion to approve the payroll warrants dated December 6th, 2019 in the amount of \$36,823.40 and December 13th, 2019 in the amount of \$18,476.87. 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 \$8,500. Seconded by A. Voegele. All in favor, none opposed, motion carried.

General Warrant

MOTION: S. Dukas made a motion to approve the general warrant dated December 16th, 2019 in the amount of \$276,269.10. 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, December 2nd, 2019 as written. Seconded by J. Frost. All in favor, none opposed, motion carried.

Public Comment

None.

Errors and Omissions

Assessor Bill Hinman presented one parcel owned by Gregory Costes for Errors and Omissions; lots that should have been marked inactive on the Grand List.

MOTION: B. Cheeseman made a motion to approve the errors and omissions as presented. Seconded by J. Frost. All in favor, none opposed, motion carried.

**Public Hearing – Requesting Conditional Use Under Interim Bylaws
Application of Jessica and Chris Carswell and Next Generation Northern Daycare Facility**

MOTION: J. Frost made a motion to open the December 16th, 2019 hearing of the Selectboard under the 2019 Interim Bylaws. A. Voegele seconded. All in favor, none opposed, motion approved.

B. Deso read the application. “Application of Jessica and Chris Carswell and Next Generation Northern Campus requesting Conditional Use Approval for a Daycare facility in accordance with the 2019 Interim Bylaw. The property is located at 31 Swanton Road

in the Mixed Residential/Commercial District and is owned by Jessica and Chris Carswell.

B. Deso asked if there were any interested parties. There were none. Jessica and Chris Carswell, the Applicants, and David and Sara LeBlanc, owners of the Georgia location of Next Generation Daycare and were in attendance to speak on behalf of this application for Next Generation Daycare Northern campus.

B. Deso swore in Jessica and Chris Carswell and David and Sara LeBlanc.

Mr. Carswell explained to the Board that he was seeking to convert the property located at 31 Swanton Road from its current use as a duplex to a commercial daycare. This property was previously a daycare facility. The proposed daycare facility will support 42 children and 8 employees. No additions or alterations to the exterior of the structure are being proposed at this time.

MOTION: B. Cheeseman made a motion to approve the application of Jessica and Chris Carswell and Next Generation Northern Campus as warned with the following conditions: (1) we accept the Zoning Administrator's proposed findings of fact and conclusions of law listed in the ZA's staff report dated December 4th, 2019. (2) Compliance by the Applicant with all statements set forth on the application or made by the Applicant at the time of the hearing. (3) All other St. Albans Town Ordinances and Policies shall be followed. (4) All State and/or Federal Permits are the Owner's responsibility. Seconded by J. Frost. All in favor, none opposed, motion carried.

MOITN: J. Frost made a motion to close the December 16th, 2019 hearing of the Selectboard under the 2019 Interim Bylaws. B. Cheeseman seconded. All in favor, none opposed, motion carried.

Department of Public Works (DPW) Project Update – Matt Young.

Mr. Young explained that we hit a milestone today; municipal sewer connection was made. Tests for pumps and the full sewer line has been scheduled for Wednesday of this week. Completion of the DPW building is expected to be mid-January. The building has permanent power and propane. We are still within budget. Directional drilling invoices will be the last large invoices to come in. We have spent \$33,000 of our contingency budget.

Salt Shed

Mr. Young explained we are still waiting for VTrans' response to the review of the bid plans. VTrans wants to change the bidder prequalification processed (RFQ). They have agreed to modify the RFQ and the language. Now VTrans needs the federal highway to agree to the process. Mr. Young went on to say that the construction timing has passed. We will bid out the project this winter for a spring 2020 construction start. Hope to start the salt shed construction this summer. It shouldn't take more than 3 months to build the salt shed once construction begins.

Declaration of Official Intent – Municipal Pool

C. Johnson explained that a Declaration of Official Intent for the proposed municipal pool was recommended by the Bond Attorney. It does not obligate the Town at this point, but allows us to move forward if the proposed pool is approved in March.

S. Dukas stated that the way he read the declaration was that once signed, the City could start spending money. B. Deso stated that was not his impression.

B. Cheeseman didn't support signing the declaration at this time. He stated he wants the voters to decide at Town Meeting day and then go from there. By the Town signing the declaration, it looks like we have decided, as a board that we all want this and that is not necessarily the case.

C. Johnson explained that the intent by (City Manager) Dominic and the (bond) Attorney was that the declaration would be in place should the vote pass, then maybe March 5th or March 6th we would both start spending money to advance what was voted on by the taxpayers. In no way was there any intent to start spending money from a bond that hasn't passed yet. C. Johnson went on to say that she will get a legal interpretation, but doesn't believe that there is any harm in signing (the declaration) now.

B. Cheeseman stated that he didn't like this, he didn't like being pushed into something. If he is still here (in March), he will not sign this (declaration) until the voters have given their approval.

MOTION: A. Voegele made a motion to approve the Declaration of Intent. Seconded by J. Frost. Motion carried with a 3-2 vote.

B. Deso stated that this is a preparedness thing, it doesn't empower us to borrow money or build anything. B. Cheeseman stated that he disagreed with the decision. B. Deso went on to say that this project is divisive among this Board. Everyone has an opinion and they will be heard while we're having discussions. But, after the quorum of the Board votes and adopts something or agrees to do something, those in the minority should not speak against the decision in public.

Town Manager's Report

St. Albans Community Food Drive – Martha's Kitchen

C. Johnson explained that the Town is participating in a food drive within Franklin County that includes a number of municipalities and public locations for food drops.

Schedule

C. Johnson proposed the next budget meeting for Thursday, January 16th, 2020 at 5pm. The Board agreed. The next regular Selectboard meetings are Monday, January 6th and Tuesday, January 21st, 2020. Town offices will close at noon on Wednesday, December 24th and are closed Thursday, December 25th for Christmas. Town offices will close at noon on Tuesday, December 31st and closed Wednesday, January 1st, 2020 for the New Year holiday.

Chair's Report

B. Deso asked the Board how they want to move forward with the negotiation with the community regarding the proposed pool. We need to hammer out some details. B. Cheeseman stated that he doesn't want to do anything until we've heard from the voters, but also stated he wants to know about potential liability. B. Deso, S. Dukas, and C. Johnson to sit down with the City to have a discussion.

Other Business

None.

Adjournment

MOTION: A. Voegele made a motion to adjourn the Selectboard meeting at 7:13 p.m. Seconded by B. Cheeseman. All in favor, none opposed, motion carried.

Respectfully Submitted,
Jennifer Gray