

**Town of St. Albans
Selectboard Special Meeting Minutes
Monday, August 24th, 2020
8:00 a.m.**

On Monday, August 24th, 2020 at 8:00 a.m., the Town of St. Albans Selectboard met in Town Hall and via Zoom Teleconferencing.

Officials and staff present: Chair Brendan Deso, Vice Chair Jessica Frost, Stan Dukas, Jonathan Giroux, Town Manager Carrie Johnson, Town Clerk Anna Bourdon, and Recording Secretary Jenn Gray. Absent was Erin Creley.

Public: No public allowed in Town Hall for the meeting due to pandemic containment rules.

Chair B. Deso called the meeting to order at 8:02 a.m. The Pledge of Allegiance was recited. The purpose of the special meeting was to decide if the Town Hall Relocation question would be put on the ballot.

Town Hall Relocation – November Election Ballot Question

C. Johnson stated that it was her understanding that the Selectboard was leaning towards putting the land question on the ballot. She had a revised map of the land showing the easements with requested changes shown. She provided that to the Board.

The Board discussed the map and suggested a clause that the easement for the forced sewer line be near the west lake side boundary.

B. Deso doesn't want to approve a purchase without a site assessment.

S. Dukas stated that KAS, who is doing the Environmental Site Assessment on the old Department of Public Works site evaluated a quarter mile radius of the property and stated there was no migration of chemicals.

J. Frost stated she was comfortable with the ballot question as presented to the Board in C. Johnson's email. She stated that the public has known about the Town Hall project for quite some time. A. Bourdon stated that at Town Meeting day, the public knew we had been talking a new Town Hall and supported keeping it in the Bay area.

B. Deso stated that he would like the sewer main to hug the boundary line and felt comfortable with the plan to move forward.

Ballot Question

MOTION: J. Frost made a motion to put the following question on the November ballot: Shall the Legal Voters of the Town of St. Albans authorize the Selectboard to spend up to \$200,000 of previously collected Infrastructure Development funds (Local Option Tax Funds) to purchase a 5+ acre parcel of land located next to 576 Georgia Shore Road for the purpose of constructing a new town hall in the St. Albans Bay area. Seconded S. Dukas. All in favor, none opposed, motion carried.

C. Johnson stated that at the next Selectboard meeting we will set a schedule for public meetings and project outreach.

J. Frost asked if this means that a sidewalks question would not be on the November ballot? C. Johnson stated that this was the case. We haven't received notification of a grant yet either. We plan on doing it for the March, 2021 vote.

B. Deso asked if it would make sense to put a question for soft costs or predevelopment costs on the ballot as well? The Board was in consensus and agreed on the amount \$200,000.

MOTION: J. Frost made a motion to put the following question on the ballot: Shall the Legal voters of the Town of St. Albans authorize the Selectboard to spend up to \$200,000 of previously collected Infrastructure Development funds (Local Option Tax Funds) to support predevelopment costs associated with a new Town Hall? Seconded by S. Dukas. All in favor, none opposed, motion carried.

Adjournment

MOTION: J. Giroux made a motion to adjourn the Selectboard meeting at 8:39 a.m. Seconded by S. Dukas. All in favor, none opposed, motion carried.

Respectfully submitted,
Jenn Gray, Recording Secretary