

Monkton Select Board Meeting Minutes

June 11, 2012

(Approved 6/25/12)

Monkton Town Hall

1. Call to Order: Chair J. Phillips called the meeting to order at 6:30 PM.
2. Select Board (SB) Members Present: Anne Layn, John McNerney, Peter Norris, Sr., John Phillips, Stephen Pilcher

Others Present: Town Treasurer Charles Roumas, Town Health Officer Robin Hopps, ANAC member Sue Regier, Vermont Land Trust Regional Director Allen Karnatz, Addison Vermont Gas Company representatives Marc Teixeira and Stephen Wark, Debra and Vic Burbo, Ralph Fitz-Gerald, Wendy Sue Harper, Bill Joos

3. Announcements: None

4. Regular Business:

- a. **Approve minutes** of Previous Meeting: The Board reviewed the minutes of May 21, 2012. **S. Pilcher moved to approve the 5/21/12 meeting minutes as written; motion seconded by J. McNerney. Voted and approved.**

- b. The SB reviewed and approved the following **check warrants**:

- A/P# 20524, 5/24/12, \$26,340.48
- A/P# 20604, 6/04/12, \$ 6,151.07
- P/R# 20604, 6/04/12, \$ 7,844.35

- c. The SB reviewed and approved the following **overweight permits**:

- Green Mountain Power Corporation
- O'Casey Trucking, Inc. DBA Hinesburg Sand & Gravel Co., Inc.

5. Old Business:

- a. **Treasurer's Report**: Town Treasurer C. Roumas reported that he has met with Library Trustee Kathy Malzac, and confirmed that the town will assume responsibility for processing library financial transactions, with prior library trustee approval. C. Roumas referenced article 10 from the annual town meeting regarding the purchase of new tandem dump truck and plow set up (for a final cost of \$189,030). C. Roumas advised that he circulated bid requests to 3 financial institutions, to finance purchase of the truck. Merchants Bank was the winning bidder, and offered a superior one year fixed rate program to finance \$109,030. The loan proceeds are expected to arrive on Friday, 6/15. The balance of the purchase price (\$80,000) will come from the Capital Equipment Fund. The truck chassis will be purchased from Sheldon Trucks, with the fit out by Viking-Cives. C. Roumas explained and circulated

various loan documents for Select Board signatures. **A. Layn moved to approve a total cost of \$189,030 toward the purchase of the tandem dump truck and plow set up as approved via Article 10 at the 2012 Annual Town Meeting. The transaction includes borrowing \$109,030 from winning bidder Merchants Bank, with the \$80,000 balance originating from the Capital Equipment Fund; seconded by J. McNerney. Voted and approved.** C. Roumas mentioned, as proxy for Delinquent Tax Collector Roderick Burritt, the need for a formal tax sale, unless all delinquent tax, interest, and penalty fees are received by July 1, 2012. C. Roumas reported that 30 parcels remain unpaid from 2011, accounting for approximately \$70,000 in delinquent property taxes. C. Roumas also requested and provided supporting rationale that the Law Office of Kevin T. Brennan, PLLC be recognized as tax sale counsel to the town. A brief discussion followed. **P. Norris, Sr. moved to establish 7/1/2012 as a final due date for payment of all delinquent 2011 taxes, interest and penalties; and recognize any parcels delinquent after 7/1/12 be subject to tax sale proceedings; and establish the Law Office of Kevin T. Brennan, PLLC as tax sale counsel to the town; motion seconded by S. Pilcher. Voted and approved.** C. Roumas commented on cash flows, and the need for a tax anticipation note. Details will be provided by C. Roumas at the July 23rd SB meeting, at which time the 2013 tax rate will be established. C. Roumas shared the 2011 draft public audit report prepared by Pace & Hawley, LLC. C. Roumas reported that the town's finances are sound, and no material weaknesses were identified in the audit report. C. Roumas commented on Pace & Hawley's reference to the Management Discussion & Analysis (MD&A), which C. Roumas is preparing at this time. The draft audit was reviewed. C. Roumas circulated and reviewed a draft management letter from the auditors. Individual items listed in the letter were discussed in detail. C. Roumas responded to a number of SB questions.

- b. VT Gas Presentation – Proposed Line: S. Wark introduced himself and M. Teixeira, and circulated a 6 page handout documenting company history, and benefits/impacts of a proposed natural gas (methane) line expansion. VT Gas operates today in Chittenden and Franklin counties, and hopes to establish its operation into Addison County, which would include a line expansion through Monkton. S. Wark explained how natural gas compares to other energy sources, particularly from a cost perspective. The market conditions are very favorable to the expansion of natural gas, which is readily available. S. Wark mentioned a number of Chittenden County communities that are now receiving natural gas. S. Wark also mentioned natural gas vehicles, including automobiles, trash haulers, and buses. S. Wark presented a hypothetical financial model, and reported that VT Gas expects the project to cost approximately \$60 million. The project timetable will involve several years. The proposed transmission corridor has changed substantially since it was first envisioned, and will now touch 10 different communities. S. Wark mentioned the permitting and construction processes. M. Teixeira

- commented on design and construction techniques. P. Norris asked about expanding the gas line for residential/business use within Monkton, to approach Monkton Ridge, for example. S. Wark mentioned Monkton Central School as a possible natural gas user. M. Teixeira advised that VT Gas wishes to collect environmental data in 2013, survey, and pursue the permitting process. S. Wark expressed the willingness of VT Gas to meet with residents and the Planning Commission to present detailed information. The SB asked several questions, provided feedback, and expressed some basic concerns. A possible town informational meeting is contemplated for September, 2012. W. Harper mentioned that Monkton is the fastest-growing community in Addison County. J. McNerney asked about agricultural drainage.
- c. Energy Audit: W. Harper presented numerous handouts about recent energy initiatives. W. Harper summarized the information presented at the 5/24/12 Addison County Regional Planning Commission meeting, the topic of which was 'Financing Municipal Projects.' S. Pilcher asked if Bob Radler/Monkton School Board has received any information. W. Harper agreed to forward all relevant information to B. Radler/Monkton School Board. W. Harper reported on solar array options for Monkton, and shared a detailed analysis, including anticipated costs/expected financial gains. The SB asked several questions, including the need for a bond with one of the options (the town would purchase and own the solar array). The project timing was discussed, and several SB members expressed concern about a potential September, 2012 deadline, which is viewed as unworkable. W. Harper reported briefly on PACE. W. Harper advised about some available grant opportunities. J. McNerney expressed concern about a detail appearing in the Addison Biomass Energy, LLC proposal as printed.
- d. Addison County Sheriff's Contract: J. Phillips circulated a summary of proposed 2012 costs for the sheriff. **S. Pilcher moved to approve the Addison County Sheriff's contract; seconded by J. McNerney. Voted and approved.**
- e. Burbo Curb Cut: V. and D. Burbo appeared to discuss the curb cut(s) on their property on Rotax Road. J. Phillips reviewed the curb cut applications previously submitted. V. Burbo reported that former Zoning Administrator Robert Davis has provided a verbal approval of the Burbo's curb cut request. V. Burbo mentioned 2 pre-existing "openings" at the property, and explained the use of the driveway by heavy equipment, and a trailer, etc... and the preference to use the higher/drier access point. V. Burbo reiterated the verbal confirmation received from R. Davis. The SB mentioned existing policy related to curb cuts. S. Pilcher asked whether a new curb cut application might be considered. J. Phillips expressed a need for a site visit by the SB. S. Pilcher reiterated his belief that a second curb cut application should be submitted. J. Phillips will advise Zoning Administrator Kenneth Wheeling.

6. New Business:

- a. Health Officer – Lead Paint Issue: Health Officer R. Hopps appeared and shared a concern expressed by a Monkton resident about possible lead paint health issues with the ongoing paint scraping-removal/building preparation/painting of the Methodist Church on Monkton Ridge. Volunteer R. Fitz-Gerald discussed his approach to the project, and the remaining outstanding items to finish the project. R. Hopps discussed the recommended need for safety air-masks when scraping lead-based paint. R. Hopps made a distinction between paid employees and volunteer workers at job sites, and relevant OSHA regulations. A RRP volunteer to certify the church renovation project meets lead paint removal safety guidelines will be sought. P. Norris will seek out volunteer support, and report back to R. Fitz-Gerald. R. Hopps requested ATC Training to become an EPA Lead Renovation & Repair Technician. **P. Norris made a motion to approve the ATC training expense involving lead paint issues for Robin Hopps, as requested; the motion was seconded by A Layn. Voted and approved.**
- b. School Board Vacancy: J. Phillips reported that the Monkton School Board has an opening and may appoint a new member whose term would last until the next town election. J. Phillips contacted the VT Secretary of State's office to confirm various details.
- c. ANAC Funding Proposal: S. Regier and A. Karnatz appeared to present information, answer questions, and ultimately request \$6,000 in funding toward the conservation of the Muzzy Farm. A. Karnatz shared aerial photos of the property under consideration. **P. Norris moved to approve the \$6,000 amount requested by ANAC to conserve the Muzzy Farm; motion was seconded by S. Pilcher. Voted and approved.**

7. Other Business:

- a. Steadman Curb Cut: **S. Pilcher moved to approve the Steadman curb cut application; seconded by A. Layn. Voted and approved.**
- b. Visibility/Brush Concerns > Corner of Rotax Rd/Covered Bridge Rd: Brad Sweet has not conferred with his neighbor, on whose property the brush stands. Action is required to remove the brush. S. Pilcher will make site visit. For further discussion at the next SB meeting.
- c. Astle Property Update: J. Phillips spoke again with attorney Roger Kohn, who advised that the interest rate to apply is still being negotiated. Several other points require further discussion as well.
- d. Propane Bid: J. Phillips will solicit bids in July for 330 & 500 gallon propane tanks, for possible purchase by the town. A potential \$.10 saving per gallon could result.

- e. Weisenbach Rd: It was noted that a dead end road sign once existed there; P. Norris recommends replacing the sign; P. Norris mentioned same to Road Commissioner Wayne Preston, who will replace the missing sign,

8. Adjournment:

**Motion made by S. Pilcher to adjourn at 9:45 PM; seconded by A. Layn.
Voted and approved.**

Minutes submitted by Bill Joos

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