

**TOWN OF FAIR HAVEN, VERMONT
SELECTBOARD
WATER AND SEWER COMMISSIONERS
LIQUOR COMMISSIONERS-CEMETERY COMMISSIONERS
Regular Select Board Meeting
September 29, 2015**

Members Present: Robert Richards, Dick Frazier, Jeff Sheldon, Rod Holzworth II, Sean Galvin.

Others Present: Town Manager Herb Durfee, Minute Taker Claire Stanley, Phyllis Hitchcock, Emily Cutts, Rutland Herald, John Lulek, Neil Robinson, Mike Stannard, Melissa Morgan, Armand Demers III, Melissa Disorda, Elisabeth Kulas, Housing Trust.

Call to Order: Chairman Bob Richards called the meeting to order at 7:00 p.m. and led the assembly in the Pledge of Allegiance.

Amendments to the Agenda: Mr. Holzworth **made a motion to add to the agenda:** New Business; Union Contract; seconded by Mr. Galvin and carried unanimously.

Five Minutes for Public Comment: The Town Plan has been reviewed; needs a few changes; will come to the Board in the near future.

Approval of Minutes: Mr. Frazier **moved to approve the minutes** of the 9/15/2015 meeting; seconded by Mr. Sheldon and carried unanimously.

Department Heads & Committee Reports: Department of Public Works (DPW) Superintendent Bud Panoushek reported: The Air Park valve has been replaced and is operating; street and crosswalk painting is near completion; one dump truck is being undercoated, the second is "on the way"; working to get ready for winter; working on vehicle/content inventory.

Town Manager Durfee reported;

- Undated water usage sheet in members' packet
- High school Turkey Trot will take place November 21st; they will contact police and DPW
- Staff is working on updating the traffic ordinance to note changes (handicapped spaces and two electric vehicle charging spaces
- Vermont Supreme Court will hear the Rasmussen case against the Town re: assessment
- R.L. Vallee is making improvements to the Mobil Station and may need a change in water allocation
- Phil Adams has sent a letter re: Mrs. Manning's Park Avenue property, citing violation with open cellar hole
- The Solid Waste Implementation Program (SWIP) will be addressed at the Solid Waste Alliance Communities (SWAC) meeting, 6:00 p.m., October 22nd at the Rutland Town Office

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- Thank you letters were received from Fair Haven Grade School for the lock down drill and Applefest
- The heating oil bids are not ready for tonight's meeting
- Budget sheets are being worked on by staff; due back October 16th

There was discussion re: Howard's rental property. Had requested abatement; water bill not paid; no payment agreement has been reached; working on issues to shut off service.

Mike Stannard read the Energy Committee report/summary of their recent meeting. It is the Committee's unanimous recommendation to take advantage of the proposed net meter solar project -- not at the Air Park. They suggest other less valuable site options where such a project would increase the site value (transfer station). The Committee feels the hydro project trumps a solar array. Discussion included: A solar array project site needs access to three phase power; unknown feasibility of transfer station site; need for (RFP) bidding process; does the Town want a solar project; there is value in both hydro and solar; would give up hydro net metering with solar array, then need to find contract(s) for extra net metering; negotiate a contract with high school for solar to not negate hydro net metering; competition is extensive; the cost of technology is decreasing; do tax payers support solar (at Air Park), or at all; is the Town ready for public forum; need to inform folks of what is known; invite interested companies; determine any/other viable sites. A special meeting to gather public input is scheduled for October 20, 7:00 p.m. at Fair Haven Grade School. It is important to use any and all available forms for informing the public of this meeting.

Housing Trust of Rutland County – Adams House & Carriage Barn Renovation: Elisabeth Kulas, 22 year Director of the Housing Trust, explained the history of the Adams House project and expounded on the financing process of State and Federal deferred loans to allow for low income housing. Adams House opened in 1996. It is fully utilized and criteria for eligibility are age, income and disability. Ms. Kulas also explained the needed updates and renovation work to be done as well as what items are included in the subsidized rent to meet operating costs. Mr. Richards stated that Adams House is a very successful enterprise that took on an empty property and transformed it into a viable asset to the community. Mr. Frazier **made a motion: RESOLVED: that with respect to a certain Mortgage Note in the original principal amount of \$280,000 from Adams House Limited Partnership to the Town of Fair Haven dated June 19, 1996 and amended on June 26, 1998 to a principal balance of \$290,664, the Town forgive \$72,000 in principal and allow Marble House Limited Partnership to assume the balance of the loan by executing a promissory note to the Town for \$219,664 at 0% interest for a term of 30 years.** The motion was seconded by Mr. Sheldon. Discussion: Is there liability to the Town; this amendment to the mortgage note is needed to secure and finalize the investment partnership; renovation cost estimate is \$750,000. The motion carried, 4 yes votes; **Mr. Holzworth dissented.**

Mr. Richards declared a five minute recess at 8:45 p.m.

The Board returned to session at 8:53 p.m.

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Possible School Projects -- Sean Galvin: Mr. Galvin reported on a plan to freeze property taxes for a specified period of time at purchase appraised value, not at renovated appraisal for folks that buy property and make renovations. Act 60 prevents this action on the education portion of property tax. He suggested tasking a high school civics class with lobbying legislation to make changes to Act 60. This would give kids ownership in the Town and further knowledge in the legislative process. The high school principal has shown interest and would present this to the Supervisory Union Board. Discussion followed. The Board consensus is to proceed with the idea.

Winter Sand and Gravel Bids: Members were given a breakdown of bids received. Mr. Frazier made a motion to award the winter sand and gravel bid to Thomas Construction as recommended by DPW Superintendent and Town Manager; sand, \$14.00/yard delivered; gravel, ¾" & 1 ½", \$13.50/yd each delivered; \$10.00/yd when picked up at Trudeau's pit. The motion carried unanimously.

Mr. Panoushek reported DPW will rent a grader at \$6000/month (pro-rated) to work all the Town dirt roads. The funds are in the budget; it is expected the work can be done in less than a month's time.

Union Contract: Town Manager Durfee received a letter of intent to negotiate from the Union. Mr. Richards and Mr. Holzworth will negotiate for the Board.

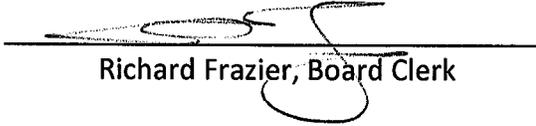
Board Roundtable Discussion: Mr. Richards requests budget sheets ASAP for perusal.

The checkbook status is \$66,859.13

Mr. Sheldon made a motion to sign warrants: General Fund, \$589,056.35; Payroll, \$29,705.61; seconded by Mr. H and passed unanimously.

Motion to adjourn at 10:13 P.M. by Mr. Frazier; seconded by Mr. Sheldon; passed unanimously.

Respectfully submitted,
Claire Stanley


Richard Frazier, Board Clerk