

Selectboard

January 17, 2022

Remote Meeting Minutes

All minutes are draft until approved by the Selectboard; please check future minutes for approval of these minutes. Meetings may be videotaped and posted on YouTube; GMATV info: PO Box 581, Hyde Park info@greenmountainaccess.tv or 851-1592

Members Present: None
Members Virtual: Chasity Fagnant; David Gagnier; Susan Bartlett, Chair; Roland Boivin; Brian Shackett
Members Absent: None
Attendees Present: None
Attendees Virtual: Town Clerk Kim Moulton; Town Finance Director Debra Kobus; Ron Rodjenski, Town Administrator; Jan Kuhn; North Hyde Park/Eden Fire Chief John Savage and Assistant Chief Brent Lanpher; Gerald Smith; GMATV did record this meeting.

Susan opened the meeting at 6:02 p.m.

1. **Welcome.** No changes to agenda.
 2. **North Hyde Park / Eden Fire Department Inc.** – Brent Lanpher and John Savage presented a proposal to sell or trade two fire trucks and purchase one new one, reducing the fleet to three. Engine 2 and the Rescue vehicle would reduce the cost of a new 2023 all-purpose truck which has an early estimated cost of \$350,000. This is the maximum amount needed to go to voters of both Hyde Park and Eden for a 20-year loan request added to the Town Meeting 2022 warning. The Board was supportive of the Eden and the department will be meeting with the Town of Eden before the end of January as both towns pay ½ of the acquisition cost.
 3. **Town Meeting 2022** – The Board discussed the new legislation allowing towns to choose to move all articles at town meeting to Australian ballot. Town Clerk Kim Moulton asked for a vote on the prior consensus decision to not mail ballots to all voters. Kim noted that voting by Australian ballot in 2021 resulted in about 50 more people participating. If this year remains by Australian ballot, the Board would like to see a one-page informational flyer mailed to all voters. Kim noted that mailing to all voters costs about \$350.00. Dave stated that town meeting is substantially run by the town clerk, so he would support her recommendation to do the same as last year with voting at the town office and all articles by Australian ballot. Motion by Roland to not send ballots to all voters and have all articles voted by Australian ballot. Seconded by Chasity. Voting: 4 in favor, 1 against, (Chasity against as she feels mailing ballots is a good idea).
 4. **Draft FY2023 Municipal Budget** - The Board reviewed the proposed draft which results in a 4.95% tax rate increase. Ron stated that non-property tax revenues are not increasing and the projected Grand list increase is 2.0%. Ron advised that he will continue to review the budget with Finance Director Debra Kobus and a final draft will be discussed at the meeting to sign the Warning. The Board agreed to meet on Thursday, Jan 27th.
 5. **Manosh 25 acres** – The Board reviewed a proposed purchase and sale agreement for 25 acres of agricultural land off McFarlane and Garfield Road. Howard Manosh is offering the land to the Town “as is” with a \$10,000 deposit required. High Mowing Seeds is using the land now and may continue to lease the land to the Town if the Town becomes the owner. Dave suggested it could be a site for the town garage to reduce the cost of moving winter sand each year compared to the current Route 15 location. Brian stated soil borings done now before purchasing could support the decision to purchase. Dave stated if gravel and sand value is found by the borings, then the purchase price may increase. Susan stated that for the \$10,000 deposit the Town could then conduct due diligence on items like soil borings and Act 250 permit constraints and challenges. Chasity stated purchasing now is an investment in the future for her grandchildren, but we need to finish the research and inspections as quickly as possible. The existing town gravel pit should also be evaluated at the same time for its remaining life, since that estimate was done many years ago. Grenier Engineering had done the most recent work at the town gravel pit. More information will be collected, Ron will report back to Howard on the Town’s interest and then the Board will discuss the offer again on Jan 27th.
 6. **Tax Stabilization Agreement** – Mary Goderwis, EMC, Inc. was present to provide an update on her existing Agreement, reporting that a new buyer of the property may be interested in taking over the terms and conditions. Ron stated that about two years remains and the attorney for MSI, Garrett Hirchak emailed

1 the Town today confirming their interest in the assignment of the agreement o MSI and the town attorney
2 can draft or review the subordination document if there is a mortgage. A draft assignment and
3 subordination agreement was presented by Mr. Mahoney and would need town attorney review, as well
4 as Village of Hyde Park trustees' signature as they signed the original Agreement. Motion by Chasity to
5 authorize Susan Bartlett to sign the assignment and subordination agreement after the town attorney's
6 review. Seconded by Brian. Voting: 5 in favor, 0 against, motion passed.

7 7. **FEMA Building Resilient Infrastructure and Communities (BRIC)** – The Town was awarded \$92,500
8 for two bridge replacement conceptual designs, Whitcomb Island Bridge and the Green River culvert under
9 Garfield Road. The Board had previously agreed to the required 25% local match about a year ago and
10 with the award last week, the Board would next decide to accept the award and move forward with design
11 work. Ron stated that Seth Jensen from the regional planning office will be the project manager. Motion
12 by Brian to accept the FEMA grant and authorize Debra Kobus and Ron Rodjenski to sign necessary grant
13 paperwork. Seconded by Roland. Voting: 5 in favor, 0 against, motion passed.

14 8. **Sterling View Cooperative Community 3-Acre Permit** – The State is requiring that private projects with
15 a public road within its boundaries, like Sterling View, both the Town and private landowner need to be
16 co-applicants on the mandated 3-Acre Permit, requiring projects with more than three acres of impervious
17 land to meet current state stormwater control standards. Ron stated that the town attorney has drafted a
18 stormwater maintenance agreement so that the roles and responsibilities are clear with costs for state
19 compliance being borne by Sterling View for any improvements outside the town's highway right-of-way.
20 Motion by Brian to authorize Susan to sign the stormwater maintenance agreement when the town
21 attorney approves the final draft. Seconded by Roland. Voting: 5 in favor, 0 against, motion passed.

22 9. **State Planning Grant – Bylaw Modernization** – Ron reported that the State approved the grant
23 application to support the planning commission's on-going work to update the town zoning regulations.
24 The work would focus on evaluating current regulations and providing recommendations to reduce
25 constraints on affordable housing and other program goals. Ron noted that a consultant would need to be
26 hired to work with the commission on the recommendations. Motion by Roland to accept the grant and
27 authorize Ron to sign any necessary grant paperwork. Seconded by Chasity. Voting: 5 in favor, 0 against,
28 motion passed.

29 10. **ARPA – RFQ Submittals Jan 5th** – Ron reported that si engineering firms submitted responses to the
30 Request for Qualifications. Hyde Park Fire District #1 reviewed the responses and will be pursuing a work
31 agreement with Green Mountain Engineering. Ron asked for assistance to review the submittals and
32 prepare a recommendation for the Selectboard and town projects. Brian offered to assist and Ron will
33 send him copies of the six proposals. Hyde Park Fire District #1 was previously approved to receive
34 \$32,000 from the town's ARPA allocation to complete water system designs to repair and improve their
35 public water supply system serving 90 customers. The U.S. Treasury recommends that if towns send
36 money to other agencies, that a sub-recipient agreement be entered into before transferring the funds.
37 The town attorney has drafted the agreement and the fire district is ready to sign to move the project
38 forward. Motion by Chasity to authorize Susan to sign the Fire District #1 sub-recipient agreement when
39 it is approved by the town attorney. Seconded by Brian. Voting: 5 in favor, 0 against, motion passed.

40 11. **Town Orders** – Debra Kobus reported that town orders were posted online last week. Susan expressed
41 appreciation for her efforts and time spent to catch up on the outstanding invoices. The next step is to
42 develop a well-organize invoice processing system. Brian asked about the amount of late fees incurred
43 back to July 7/1/2021 and asked for a written payroll and AP process on Jan 27th. Kim estimated late
44 payment fees of around \$300.00 in the last six months or so. Motion by Chasity to accept the town orders.
45 Seconded by Roland. Voting: 4 in favor, 1 abstaining as Dave stated he did not review the orders. Motion
46 passed.

47 12. **Other Business** – None.

48 13. **Executive Session** – Motion by Dave to move into executive session to discuss a town personnel matter
49 and under 1 VSA 313, a 1(E) regarding civil litigation. Seconded by Roland. Voting: 5 in favor, 0 against,
50 motion passed.

51 14. **Adjourn** – Motion by David to adjourn, seconded by Brian, so voted at 8:51 p.m.