

**CHARLOTTE SELECTBOARD  
MINUTES OF MEETING  
TOWN HALL  
June 3, 2019**

**APPROVED**

**SELECTBOARD MEMBERS:** Chair Matthew Krasnow, Vice Chair Frank Tenney, Fritz Tegatz, Louise McCarren via speakerphone, Carrie Spear via speakerphone

**ADMINISTRATION:** Dean Bloch, Town Administrator

**OTHERS:** Scooter MacMillan, Adam Dantzcher, Peter Trono, Moe Harvey, Julian Phelps, Katharine Cohen, Nan Mason, Beth Merritt, Margaret Woodruff, Jonathan Silverman, John Louchheim, Bill Stuono, Lewis Mudge, John Quinney, Rebecca Foster, Deirdre Holmes, Tom Cariano, Vanessa Knowles, Jenny Cole, Emily Vatis, Chris Vatis, Liz Hunt, Abby Foulk, Susan Smith, Mary Ellen Hebert, James Herbert, Bob Sanders, Charles Pappas, Hugh Lewis, Jr., Liz Deslauriers, Chuck Deslauriers, Susan Hong, James Barbor, David Ziegelman, Kim Ziegelman, Anne Colmenero, Noah Kolb, Michelle Morris and Sarah Reeves

**AGENDA ITEMS:**

6:00 PM Adjustments to the agenda

6:05 PM Discuss banking relationship(s)

6:10 PM Library addition—selection of a contractor

6:40 PM Memorandum of Agreement between the Town, Library Board of Trustees, and Friends of the Charlotte Library

6:50 PM Friends of the Charlotte Public Library—request to use the Town Green for annual Book Sale on July 21<sup>st</sup>

7:00 PM Public Comment

7:05 PM Agricultural Lease at Charlotte Park & Wildlife Refuge; •Amend term of lease to December 31, 2019•Assign lease to Thomas Cariano for remainder of term

7:15 PM Contracts for mowing trails and brush-hogging Town lands

7:30 PM Thompson's Point agricultural lease

7:40 PM Request for Bids for Wastewater System Maintenance—authorize distribution

8:00 PM Approve Grant Agreement #BC1992, Town Highways Structures Program, to replace culvert at 1251 Greenbush Road; grant is \$7,426.35 with Town match of \$825.15

8:15 PM Results of Food Scrap Survey

8:30 PM Chittenden Solid Waste District FY20 Budget

8:45 PM Minutes: May 20, 2019

8:50 PM Selectboard updates

8:55 PM Approve warrants to pay bills

9:00 PM Adjournment

**CALL TO ORDER**

Chair Matthew Krasnow called the meeting to order at 6:05 p.m.

**Adjustments to the agenda**

None

**Discuss banking relationship(s)**

Fritz Tegatz said the consensus is that the Town should be getting more interest from banking than they are right now. Town Clerk/Treasurer Mary Mead said the Town has conducted banking with Citizens Bank for 24 years and that they were not giving the best interest rate until she told them she was shopping around to other banks. She talked the TD Bank and Peoples United. For municipal government needs these three are the main players, Mary said. She suggested staying with Citizens Bank since they came in with the best rate. She said the account is earning now and the rate has already been adjusted.

Mary suggested the Town come up with a simple investment policy that the Selectboard and the Treasurer could work on together. Some funds, such as the Conservation Fund and Affordable Housing Fund, are able to be in CDs earning money, Mary said.

Selectboard Chair Matt Krasnow said that is a great idea.

**Library addition—selection of a contractor**

Fritz read a summary of events that led to choosing ReArch as the winning design. This contractor was \$7,000 more than the lowest bidder but they have a better design and the library is getting more for the money, Fritz said

Solar panels were not included in the design. Solar should be handled as a separate item the committee decided, Fritz said. There are a lot of options for solar and it was left out of the bid, Fritz said.

The parking arrangement will change. The library driveway and parking will be behind Town Hall.

Peter Trono asked about the site plan, parking, permits, the sketch plan and said the Planning Commission should be involved. Matt Krasnow said no mobilization is planned until November which means between now and September the Town will have to get the permits needed.

Peter raised concerns about relying on an old site plan to this point with assumptions that the number of people and hours of employees at the library are the same as they were in 1997. Matt said this was a great question for the Planning Commission.

Deirdre Holmes asked about the solar aspect and it being removed from the RFP. Fritz said it was asked for in the RFP as a separate number. He said the library is not an optimal location for solar the way the building is situated. They decide not to force solar in an inefficient way right now and find other solar solutions at a later time. The wiring for solar will be added in the RFP with extra conduit, he said, proving the desire to add solar.

John Quinney said he was upset the solar was taken out. He said the issue should be looked at more thoughtfully. Fritz said it wasn't going to be an efficient installation at the library and that Town solar is a much bigger issue than the solar needed for this library project.

Margaret Woodruff said solar is important and the issue is in flux and given the time crunch it was moved down on the list of priorities to get the project going. Other options for a solar system needs to be researched and approved. The conduit is going to be included which demonstrates our commitment to solar, she said.

Peter Trono said he thought solar is a great tax credit but not beneficial for saving on electricity. He said a tax-free entity doesn't need the tax deduction and that there is plenty of time to work on the solar. It can be dealt with after the project is over, he said.

John said the Energy Committee is considering hiring a consultant to address some of these Town-wide solar questions. Having solar on a Town building is more important than having them in a field somewhere, he said.

Mary asked when costs for the library addition project would be pinned down. She also mentioned furnishings were not in the vote and wondered why benches were in the ReArch design.

Matt said it was addressed in the MOA and that contingencies are built into the bids to address the unknowns.

Margaret said she thought the financing was going to be addressed next week. Matt said discussion on financing would be moved to the June 10 meeting.

Frank Tenney asked about costs to retrofit the old building to bring it up to energy standards. He said that part shouldn't be included in the cost of the addition. Fritz said the HVAC system cost, carpet, windows and air sealing for the whole building were included.

Fritz said there was a significant amount of work that was done by the bid review committee to get to this stage.

Louise said she was impressed with Fritz and the entire review team and the serious time they took to analyze everything.

Fritz said it was a good idea to approve the contractor and then approve the money later and that there is an attorney in town willing to help. Fritz said designs are proprietary and can't be farmed out. This contractor has committed to letting the Town be involved, he said.

**MOTION by Fritz seconded by Frank, to select ReArch as contractor for the library addition subject to approval of MOA and the Selectboard's approval of the contract. VOTE: 5 ayes; motion carried.**

**Memorandum of Agreement between the Town, Library Board of Trustees, and Friends of the Charlotte Library – postponed to June 10**

**Friends of the Charlotte Public Library—request to use the Town Green for annual Book Sale on July 21**

Carrie left the meeting.

**MOTION by Louise, seconded by Fritz, to approve Friends of the Charlotte Public Library to use the Town Green for annual Book Sale on July 21. VOTE: 4 ayes, 1 abstention (Carrie); motion carried.**

**Public Comment**

Noah Kolb spoke about abandoned and vacant homes. He said they pose a health risk. Rodents and poison parsnip are a problem on Island Farm Road, Stockridge Road and Fire Pond Road where homes have been left vacant for a decade with no maintenance. Right now some have electrical boxes under water. He has been working with Aaron Brown, the Town Health Officer, to identify which homes are a public nuisance. Noah asked the SB to take steps to mitigate the problems through fines or other means to prompt owners to care for these properties. Matt said it is an important issue and appreciates it coming to his attention and it will be on a future agenda.

**Agricultural Lease at Charlotte Park & Wildlife Refuge; •Amend term of lease to December 31, 2019•Assign lease to Thomas Cariano for remainder of term**

**MOTION by Matt, seconded by Fritz, to approve the amendment to the agricultural lease at Charlotte Park & Wildlife Refuge and the assignment of the lease to Thomas Cariano for remainder of term; and also, to approve the amendment to the agricultural lease at the Galbreath parcel, and the assignment of the lease to Thomas Cariano for the remainder of the term. VOTE: 4 ayes, 0 nays; motion carried.**

**Contracts for mowing trails and brush-hogging Town lands**

**MOTION by Fritz, seconded by Frank, to approve contract for MowMowMow to mow trails. VOTE: 4 ayes, 0 nays; motion carried.**

**MOTION by Frank, seconded by Fritz, to approve contract for Adam Dantzcher to brush-hog Town lands. VOTE: 4 ayes, 0 nays; motion carried.**

**Thompson's Point agricultural lease**

Dean Bloch said it was awarded to Mack Farms. There was a question about acreage. It was re-calculated to be 45 acres. Dean said he was contacted about tilling a portion for hemp and that would be a change to the lease. The lease states it is only permitted for haying. Fritz said Thompson's Point residents would need to be made aware. There is no lease right now and no payment has been made. It is a five-year lease. Chris Fortin is the other bidder.

**MOTION by Fritz, seconded by Frank, to approve Thompson's Point agricultural lease to Chris Fortin. VOTE: 4 ayes, 1 abstention (Carrie); motion carried.**

**Request for Bids for Wastewater System Maintenance—authorize distribution**

**MOTION by Fritz, seconded by Frank, to authorize distribution of Request for Bids for Wastewater System Maintenance. VOTE: 4 ayes, 0 nays; motion carried.**

**Approve Grant Agreement #BC1992, Town Highways Structures Program, to replace culvert at 1251 Greenbush Road; grant is \$7,426.35 with Town match of \$825.15**

**MOTION by Fritz, seconded by Louise, to Approve Grant Agreement #BC1992, Town Highways Structures Program, to replace culvert at 1251 Greenbush Road; grant is \$7,426.35 with Town match of \$825.15. VOTE: 4 ayes, 0 nays; motion carried.**

**Results of Food Scrap Survey**

Abby Foulk, Charlotte CSWD representative, reviewed the results of the Food Scrap Survey she conducted to prepare for the change in composting laws and hauler requirements. The intent of the survey was to get qualitative information to gauge barriers and resource connections, how to use waste and byproducts, and to identify interested volunteers who want to help people with home composting. Her survey was given in March and she received 226 responses. In summary, people understand the value of composting for soil health but they need help with infrastructure, bin management and troubleshooting. People mostly fear rats and tax increases.

**Chittenden Solid Waste District FY20 Budget**

Sarah Reeves, Executive Director of CSWD, said since CSWD is a municipality and functions in the way a regional planning commission does, she was present to summarize the next budget. She oversees an 18-member organization that serves to about 156,000 people, she said. She discussed the \$11 million budget and infrastructure changes to include compost operations and changes in drop off centers. Green Up Day and the increasing numbers of tractor trailer tires will be addressed this year. She said her staff develops the budget with a finance committee over the course of three months, then a series of approvals are conducted, then each member community needs to vote to approve the budget. Deadline is June 8 for Towns to vote.

**MOTION by Fritz, seconded by Frank, to Approve the Chittenden Solid Waste District FY20 Budget. VOTE: 4 ayes, 0 nays; motion carried.**

**Minutes: May 20, 2019**

**MOTION by Frank, seconded by Fritz, to approve the May 20, 2019 Selectboard Meeting Minutes as amended. VOTE: 4 ayes, 0 nays; motion carried.**

**Louise left the meeting at 8:51.**

**MOTION by Matt, seconded by Fritz, to enter into Executive Session at 8:52 pm. VOTE: 3 ayes, 0 nays; motion carried.**

**Louise and Carrie joined the executive session via speakerphone. Louise and Carrie left the executive session.**

**MOTION by Fritz, seconded by Frank, to leave Executive Session at 9:35 pm. VOTE: 3 ayes, 0 nays; motion carried.**

**ADJOURNMENT**

**MOTION by Fritz, seconded by Frank to adjourn at 9:36 pm. VOTE: 3 ayes, 0 nays; motion carried.**

The Selectboard meeting was adjourned at 9:36 p.m.

Minutes respectfully submitted, Lynn Monty, Recording Secretary.