

**CHARLOTTE SELECTBOARD
MINUTES OF MEETING
TOWN HALL
September 23, 2019**

APPROVED

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

ADMINISTRATION: Dean Bloch, Town Administrator

OTHERS: Scooter MacMillan, Laurie Thompson, Dave Garbose, John Quinney, Juliann Phelps, Larry Sommers, Susan Smith, Suzy Hodgson, Adam Dantscher, Linda Radimer, Margaret Russell, Hugh Lewis, Jr., Deirdre Holmes, Nan Mason, Lewis Mudge, John Limanek

AGENDA ITEM:

6:00 PM Adjustments to the agenda

6:01 PM Trails Committee•Discussion about funding future trails•Authorization to apply for Act 250 permit for State Park Road path•Construction of State Park Road path

6:25 PM Solar collectors on the Library roof

6:45 PM Contract with Dubois & King for engineering repair of Monkton Road

7:00 PM Public Comment

7:05 PM FY21 Budget

Charlotte Land Trust 7:05 pm –7:15 pm

Conservation Fund 7:15 pm –7:30 pm

Cemetery Commission 7:30 pm –7:45 pm

7:45 PM Repurposing of old playground equipment from the Town Beach

7:55 PM Scheduling of public informational hearing for Town Plan vote (by Australian ballot)

8:00 PM Authorization of additional brush-hogging on Thompson’s Point around field edges for \$720

8:05 PM Linda and John Radimer—Open Space Agreement

8:10 PM Tractor Parade•Appoint committee members•Traffic management plan and road closures•Designation as “Town event”

8:25 PM Designate a Selectboard delegate to the 2019 VLCT Annual Business Meeting

8:30 PM Purchase of Builder’s Risk Insurance for the Library addition for \$8,000

8:35 PM Contract with The Janitors to clean the Town Hall for the remainder of the fiscal year for \$679.35/month

8:40 PM Discuss Burns property and plan next site visit to Town properties

8:45 PM Minutes: September 9, September 16

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

Louise McCarren asked for time in the agenda to follow up on the short-term rental and Town wastewater issues.

Trails Committee•Discussion about funding future trails•Authorization to apply for Act 250 permit for State Park Road path•Construction of State Park Road path

Laurie Thomas presented the Trails Committee budget. The committee is ready to move forward with the next sections of the Town Link Trail. They are proposing a 5-year funding plan to complete a ½ mile section on State Park Road, a ½ mile section on Ferry Road and 2 miles from Co-Housing to West Charlotte Village.

They are requesting approval from the SB to use up to \$30,000 of their Trails Reserve Fund money for the State Park Road section. The committee would also like the SB to approve their submission of an Act 250 permit for the State Park Road section of the Town Link Trail. They already have the other permits needed.

It will cost \$62,240 a year for five years for the Ferry Road and Co-Housing to West Village sections.

Frank asked about drainage under the trail. A map of the work to be done was handed out to the SB. Fritz asked for the insurance cost for the volunteers. Laurie said Ward Preston agreed to be the point person on the project and that Jim Donovan would lay out the trail.

Matt Krasnow said historically there was discussion about substandard materials used in the past as well as substandard engineering. Huge repairs were needed at one point. Matt said this looks like the exact specifications of the scoping study done previously. Laurie said the scoping study he was referencing was with VTRANS requirements that called for more materials and it was not using volunteer help. These new specifications came from Josh Ryan.

Matt wanted to know about parking. This is to be discussed by the committee soon, Laurie said. Matt asked about a site visit with Ward Preston and the Tree Warden. Laurie said it will be staked out for the SBs site visit in two weeks.

Solar collectors on the Library roof

John Quinney, Nan Mason, and Deirdre Holmes were present. John said it was unanimously approved by the energy committee to install solar collectors on the roof of the library. The system has not been designed yet. The electricity use has been modeled. Solar on the roof the building becomes a real showcase for the Town, John said. It is a striking example of the Town's goals with renewables.

Common solar collecting arrangements and costs and savings were discussed. Solar would save the Town \$100,000 over 25 years. Fritz said since the budget is done one year

at a time, it would need to be discussed how this would work. The contractual commitment for more than one year needs to be addressed.

Louise brought up an email she received from Peter Trono against putting solar on the roof. She urged John to reach out to Peter.

Matt asked about the 10% discount mechanism. It is a net metered arrangement, John said. There is no storage. GMP meters the credits.

Carrie was concerned about covering up the new roof. Nan Mason said it would add value and that only 20% of the roof would be covered.

Approving siting at this time allows the exploration of solar to continue, John said.

The reimbursement on a roof is larger than on a field, John said. Both the Library and Energy Committees have unanimously approved siting solar on the roof. This allows them to go to the next level which would be RFPs. There would be an opportunity then to bring up other options, John said.

MOTION by Matt, seconded by Fritz, to allow for solar collectors to be sited on the library contingent upon a cost analysis and RFP to be generated at a later time as well as final Selectboard approval. 4 ayes; 1 abstention (Carrie Spear); motion carried.

Contract with Dubois & King for engineering repair of Monkton Road

Dean said he put out a revised scope of work. Dubois and King's scope was a bit robust. They have agreed to be flexible. The highway budget was reviewed. The Town needs to find up to \$11,000 if approved just for the engineering. The Road Commissioner said it is a safety issue and needs to be fixed.

MOTION by Fritz, seconded by Carrie, to approve the funds and contract Dubois & King for engineering repair of Monkton Road, not to exceed \$53,721, with permission for the chair to sign. 5 ayes; all in favor; motion carried.

Public Comment

Sue Smith provided her concerns and information about global climate change.

FY21 Budget

Charlotte Land Trust 7:05 pm –7:15 pm

Kate Lampton said the Charlotte Land Trust is a private, non-profit, which relies on the annual donation of \$5,000 from the Town. It is used for operating expenses to further the good management of conservation easements and the cost of appraisals, ecological assessments and baseline documentation reports. Louise said she had a fundamental problem with giving Town money to nonprofits. Fritz said if the Town didn't have The Charlotte Land Trust they would have to find some other way to fund and manage conservation projects.

Conservation Fund 7:15 pm –7:30 pm

This fund was established by a Town vote and it is in its third ten-year cycle. The Charlotte SB controls the fund. Upcoming projects and VHCB funding were discussed. There is \$425,000 in the fund currently.

Cemetery Commission 7:30 pm –7:45 pm

The Commission Chair was not present due to illness. The budget was briefly reviewed. Stone repair and fencing was discussed. Gate replacement is scheduled for October. Matt asked Dean to re-schedule the Cemetery Commission later in the budget review process.

Repurposing of old playground equipment from the Town Beach

Equipment is being stored at the Town Garage. By next meeting the prevention loss representative will have given an assessment and a waiver will be developed for families to sign.

Scheduling of public informational hearing for Town Plan vote (by Australian ballot)

MOTION by Louise, seconded by Carrie, to schedule the public informational hearing for Town Plan vote (by Australian ballot) on Nov. 4. VOTE: 5 ayes; all in favor; motion carried.

Minutes: September 9

MOTION by Frank, seconded by Louise, to approve the Selectboard Meeting Minutes for Sept. 9 as amended. VOTE: 5 ayes; all in favor; motion carried.

Public Comment

John Limanek asked that the Act 250 amendment be approved for the State Park Road section of the Town Link Trail since it had been approved previously and there are no changes. Matt asked to see the amendment before the next meeting. Dean said it needs one signature. Matt said he would like everyone on the SB to see it and sign it.

MOTION by Matt, seconded by Louise, to approve the Trails Committee application for the Act 250 Amendment as drafted by Dean Bloch, contingent on unanimous acceptance of the Selectboard. VOTE: 5 ayes; all in favor; motion carried.

Authorization of additional brush-hogging on Thompson's Point around field edges for \$720

Adam Dantzsher requested the Burns property and Thompsons Point items to be moved together. The cost is \$270 additional for the Burns property and \$720 for Thompsons Point for a total of \$990.

MOTION by Fritz, seconded by Matt, to authorize brush-hogging on Thompson's Point and the Burns Property not to exceed \$990. VOTE: 5 ayes; all in favor; motion carried.

Linda and John Radimer—Open Space Agreement

MOTION by Fritz, seconded by Louise, to approve the Open Space Agreement with Linda and John Radimer for 6.31 acres on Lot 1 with permission for the Chair to sign and after review by the Town Attorney. VOTE: 5 ayes; all in favor; motion carried.

Tractor Parade•Appoint committee members•Traffic management plan and road closures•Designation as "Town event"

Carrie Spear presented information, explained route road closures and asked to have the parade designated as a Town event with Deb Christie, Cindy Bradley, June Bean, and herself as parade committee members.

MOTION by Fritz, seconded by Louise, to approve the Tractor Parade as a Town Event with the discussed committee members. VOTE: 4 ayes; 1 abstention (Carrie Spear) all in favor; motion carried.

Designate a Selectboard delegate to the 2019 VLCT Annual Business Meeting

The event is Oct. 2 in Killington. Policies will be voted on. Lane went in past years. Selectboard members suggested that Dean suggest it to the Zoning Administrator to attend and report back.

Purchase of Builder's Risk Insurance for the Library addition for \$8,000

This insurance was in the RFP for \$1,500 but the actual cost is more expensive.

MOTION by Louise, seconded by Fritz, to approve the purchase of Builder's Risk Insurance not to exceed \$8,000 to be purchased by Oct. 4 with permission for Fritz to sign. VOTE: 5 ayes; all in favor; motion carried.

Contract with The Janitors to clean the Town Hall for the remainder of the fiscal year for \$679.35/month

MOTION by Frank, seconded by Louise, to approve the contract with The Janitors to clean the Town Hall for the remainder of the fiscal year for \$679.35/month. VOTE: 5 ayes; all in favor; motion carried.

Minutes: September 16

MOTION by Fritz, seconded by Carrie, to approve the Selectboard Meeting Minutes for Sept. 16 as amended. VOTE: 5 ayes; all in favor; motion carried.

Selectboard updates

Louise said short term rentals and waste water needs to be added to an agenda.

Dean asked for signatures on a corrected highway access permit for David Schermerhorn.

Dean said he heard the soccer jamboree went well. He also said that Tour de Farms, a bicycling fundraiser for area farms, was held the same day. Dean said he participated and did not hear of any concerns or conflicts with the jamboree.

Dean stated that wastewater maintenance contracts are to be discussed at the next meeting.

Dean said that performance review procedures had been discussed previously, and Louise and Carrie were going to report back to the Selectboard. Louise said that she will work on this.

Matt said he received an email from the state about new parking to be created at Mount Philo State Park. He asked whether the state park is exempt from certain zoning permits and provisions. Dean indicated that it depends on the specific provisions in the Land Use Regulations.

Lake Champlain Ferries contacted Matt about signs they would like to install. They will be invited to a future meeting.

Frank said he went to Phil Barone's property with Fritz to gather information regarding the recent zoning permit issued for a pool replacement.

Carrie cannot be Selectboard liaison to the Senior Center Board. She has a meeting conflict. Louise will think about being the liaison.

ADJOURNMENT

MOTION by Fritz, seconded by Louise, to go adjourn. VOTE: 5 ayes; all in favor; motion carried.

The Selectboard meeting was adjourned at 9:00 p.m.

Minutes respectfully submitted, Lynn Monty, Recording Secretary.