

**CHARLOTTE SELECTBOARD
MINUTES OF MEETING
TOWN HALL
JANUARY 27, 2020**

APPROVED

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

ADMINISTRATION: Dean Bloch, Town Administrator

OTHERS: Joanne Phelps, Rayne Herzog, John Quinney, Sam Carlson, Mike Yantachka, Dave Marshall, Peter Joslin, Wiley Keading, Chris Davis, David Cone, Barbara Collins, Julian Kulski, Jenny Cole, Bill Stuono, Margaret Woodruff, Bill Frasier Harris

AGENDA ITEM:

5:30 PM Replace lighting in Town Hall and in parking lot with LED
5:45 PM RaceVermont.com—request to use Greenbush Road, Orchard Road and Lake Road for running events on May 9 and September 12, 2020
5:50 PM Consent to Collateral Assignment of Lease, Easement and Mortgage of Easement (for premises leased to the Thompson’s Point Association)to Vermont Economic Development Authority
6:00 PM Adjustments to the agenda
6:01 PM Net Metering Agreement to provide electricity credits from the Vernon West Road II GLC Solar LLC project to Town buildings and the fire/rescue station
6:30 PM Chris Davis (Thompson’s Point Lot 211, 349 Lane’s Lane) and David Cone (Thompson’s Point Lot 134, 351 Lane’s Lane—request for authorization to apply for Conditional Use Review
6:40 PM Agreement between Town of Charlotte and Champlain Valley School District regarding the use of the Charlotte Central School for elections and the provision of security on election days
7:00 PM Public Comment
7:05 PM Ordinance for the Charlotte Park & Wildlife Refuge—review for compliance with state law regarding prohibition of firearms
7:20 PM Library—change to staffing
7:30 PM FY21 Budget—approve for warning for Town Meeting
8:00 PM Warning for Town Meeting—approve for publication
8:10 PM Bridge repairs (abutments of Bridges 28 & 31)•Change Order from Stantec•Request for Bids
8:30 PM Contract for annual audit of municipal finances and generation of financial reports
8:35 PM Renew 20 year lease for Thompson’s Point Lot 45 at 122 Tall Pines Way to Lorelei Kjelleren & Pamela P. Hanley Trust, Bert Cicchetti, Trustee
8:40 PM Roland’s Place, Incorporated•Renewal of First Class Restaurant/Bar License to Sell Malt and Vinous Beverages, May 1, 2020 –April 30, 2021•Renewal of Third Class Restaurant/Bar License to Sell Spirituous Liquors, May 1, 2020—April 30, 2021

8:45 PM Minutes: January 13, 2020
8:50 PM Selectboard updates•Charlotte Solar
8:55 PM Approve warrants to pay bills
9:00 PM Adjournment

CALL TO ORDER

Chair Matthew Krasnow called the meeting to order at 5:30 p.m.

Replace lighting in Town Hall and in parking lot with LED

Switch to 5:45 on the agenda.

RaceVermont.com—request to use Greenbush Road, Orchard Road and Lake Road for running events on May 9 and September 12, 2020

Upcoming races were discussed. One dollar per runner for each race will be donated to the Charlotte Recreation Department. Police and the Town of Shelburne have signed off on the races. Carrie Spear asked for \$3 per runner. Louise suggested getting a recommendation from the Recreation Committee on the subject of the voluntary donation. Rayne Herzog agreed to \$1 per runner for May 9 and \$2 per runner for Sept. 12.

MOTION by Carrie Spear, seconded by Frank Tenney, to approve RaceVermont.com's request to use Greenbush Road, Orchard Road and Lake Road for running events on May 9 and September 12, 2020 to include fees as discussed. VOTE: 5 ayes; all in favor; motion carried.

Replace lighting in Town Hall and in parking lot with LED

There have been issues in the past with cost and repair. The quote was \$13,000. The savings is less than \$1,000 for going to LED. There is a long breakeven period. There are costs associated with repairs needed at this point. Matt Krasnow said both quotes on the table now break the \$5,000 threshold. Dean Bloch said a definite spec to put out to bid has been a challenge because there are different ideas on what work needs to be done. Matt suggested asking Efficiency Vermont what best practices are for the Town. Right now the broken bollards need to be addressed. One more quote is needed to meet the three quote requirement. Dean said one more will hopefully be obtained by the Feb. 24 meeting.

Consent to Collateral Assignment of Lease, Easement and Mortgage of Easement (for premises leased to the Thompson's Point Association) to Vermont Economic Development Authority

The 34 camps utilizing their own water treatment system are applying for funds from the Vermont Economic Development Authority (VEDA). VEDA is asking for collateral assignment of the lease, easement and mortgage of easement for the caretaker's cottage.

MOTION by Frank Tenney, seconded by Matt Krasnow, to approve Consent to Collateral Assignment of Lease, Easement and Mortgage of Easement (for premises leased to the Thompson's Point Association) to Vermont Economic Development

Authority with authorization for the chair to sign. VOTE: 5 ayes; all in favor; motion carried.

Adjustments to the agenda

The RFP for the bridge repair is not ready. That will be moved to the Feb. 10 meeting.

Net Metering Agreement to provide electricity credits from the Vernon West Road II GLC Solar LLC project to Town buildings and the fire/rescue station

Spreadsheets were reviewed. Savings of about \$2,000 a year plus Town Plan goals are the reasons to move forward. The Town can exit the agreement at any time with conditions. Louise McCarren expressed her “grave” concerns about the agreement. Specifically the 25-year commitment. She said all of her concerns were sent in an email to the Energy Committee earlier in the day. She said GMP is fully committed to renewable energy and is regulated and the safer option for the Town. Solar has no responsibility for non-performance, Louise said. Fritz Tegatz agreed and added that the Town is already in line with renewable energy goals because of GMP’s hard work with the State regarding renewables. The Green Lantern representative explained how their agreements work and why. He spoke of regulated rates, net metering credits, and the guaranteed savings to be incurred and “locked in over time in a regulated fashion.” Louise said the risk of technological change is not addressed and is an issue for the Town. Savings accrue but there is no cost to the Town if the system does not generate the credits contracted for. Green Lantern does not make a penny if nothing is produced. The production is monitored closely. They are highly motivated to keep the system working at maximum capacity at all times because that is the only way Green Lantern makes any money. Mary Mead asked if the board had asked the towns and school districts, who are already working with net metering agreements, if they are satisfied. The answer was no. Christina Booher asked for solid savings data from other towns and school districts. Meter by meter exclusivity and how savings operate at each location was discussed. Matt suggested a vote but with the stipulation for further discussion on that matter. It was reiterated that there is no liability to the Town with this net metering agreement.

Motion by Fritz Tegatz, seconded by Matt Krasnow, to approve the Net Metering Agreement to provide electricity credits from the Vernon West Road II GLC Solar LLC project to Town buildings and the fire/rescue station. VOTE: 2 ayes (Krasnow and Tegatz); 3 nays (McCarren, Spear and Tenney); motion failed.

Chris Davis (Thompson’s Point Lot 211, 349 Lane’s Lane) and David Cone (Thompson’s Point Lot 134, 351 Lane’s Lane—request for authorization to apply for Conditional Use Review

Shoreline improvements are requested. This is the first step in the process.

MOTION by Louise McCarren, seconded by Fritz Tegatz, to approve the request for authorization to apply for Conditional Use Review for Chris Davis (Thompson’s Point Lot 211, 349 Lane’s Lane) and David Cone (Thompson’s Point Lot 134, 351 Lane’s Lane. VOTE: 5 ayes; all in favor; motion carried.

Agreement between Town of Charlotte and Champlain Valley School District regarding the use of the Charlotte Central School for elections and the provision of security on election days

Costs for security and other concerns were discussed for all elections to happen in 2020 at CCS. Mary Mead said the agreement is outrageous and the district has no right to tell the Town what to do regarding their designated polling place. She said this would mean the Town would be paying \$8,000 for something that is not necessary since some elections are sparsely attended. Louise said negotiations should be an option. Matt suggested talking in person with district representatives. He also spoke of the concern of the militarization of the school and elections being forced on the Town. Christina said the agreement shows that the district does not fully understand the election process in the Town of Charlotte. Fritz said restricted use by the Town was never discussed when consolidation was being pushed and many things are not as “peachy” as were presented. He said parking is an issue and access to the school in general and this needs to be addressed by the district. Matt suggested a meeting with district representatives. Matt, Fritz and Mary will meet with Jeanne Jensen.

Public Comment

Fritz said the Charlotte News reported that the impetus for the village wastewater improvements were for two businesses in town to have access to the Town service and this is misleading. He said it has been an issue discussed at length in town for 12 years. There have been many, many meetings over the years where nobody has shown up to learn about the issue. He said he would like a correction made in the paper.

Ordinance for the Charlotte Park & Wildlife Refuge—review for compliance with state law regarding prohibition of firearms

William Agnew, a town resident, expressed a concern that the ordinance and signs are in conflict with the state statutes (24 VSA §§2291 & 2295). Towns have the right to regulate the use of firearms; but they are not allowed to regulate possession. The Selectboard indicated this is to be sent to general council for review. Fritz indicated that the Selectboard should also consider the purpose for which the land was conveyed, and the funding—i.e. if there were any restrictions imposed. Mr. Agnew indicated he doesn't think this will change the use of the Park—and it wasn't his intent to change the use.

Library—change to staffing

Staffing is remaining the same. The technical librarian position has increased to include more responsibilities. To get that job done requires more hours. It is a key role. Meeting community needs is important. There is no request of an increased paygrade, just an increase of hours. To be coming out of the library budget. Health insurance would not change through this fiscal year. In 2021 it could change if the SB agreed.

MOTION by Frank Tenney, seconded by Fritz Tegatz, to approve the library staffing change as discussed. VOTE: 5 ayes; all in favor; motion carried.

FY21 Budget—approve for warning for Town Meeting

Matt asked how much had been shaved from the budget since the original committee presentations. No numbers were given in answer to that. Mary Mead said she had the new number for the technical librarian--\$32,557. Peter Joslin spoke about the traffic study. He said the grant application has come and gone. He is proposing a drop in the Planning & Zoning budget for planning consultants from \$4,000 to \$2,000, but he would like to retain some money for research to complement the work that the town planner will be doing. Interest income should be increased from \$9,000 to \$15,000, Mary said. The planning consultant line should go to zero since it is never spent, she said. Peter said the PC has been working on some potentially significant changes in the East Village. Also changes relative to Act 143, so there is potential for the need of support, he said.

Christina said there are Town Hall building issues, like the roof, that need to be addressed at a level higher than asking Fritz to make repairs for free since he will no longer be on the Selectboard. Town Hall has waited a long time for some repairs. Mary said the budget is way too high this year. The homestead education tax rate is 5% or 6% higher than last year, she said. She suggested where she would make serious cuts.

The Senior Center budget was reviewed. Their air conditioner and heat pump issue in the common area kitchen was discussed at length again as in previous meetings. It was explained that the heat pumps would not be sufficient to cool the building by themselves, and the air conditioning unit will still be needed. \$4,000 was put into the Improvement and Repair Fund for replacing the air conditioning unit. The \$8,000 for siding repair will be moved from the Maintenance account to the Improvement and Repair Fund. Mary asked for stricter priorities with the Senior Center budget as she feels it is out of control. She said the Town Hall roof needs to be replaced just like the Senior Center roof and there is no reason to prioritize their needs. Matt said to take \$20,000 off the budget for the Senior Center roof budget and go with a 4-year plan, reducing that line item to \$5,000.

There is a 16% increase in the budget of the Town Clerk to allow for the new position in the Town Clerk's office. Christina said she will be leaving and the position is needed for appropriate training purposes. The \$14,000 increase is for a full year of part-time employment, Mary said. Matt defended money set aside for invasive control in the conservation fund. Carrie Spear and Mary disagreed. The Town values the access, Matt said. Mary said they rarely use the funds. Matt asked for the discussion to be picked up at a different time when there is more time. The budget for the Conservation Commission is up \$775. It was decided that this account will be level funded this year. Dean asked if there is a need for money for security in the budget for elections; Selectboard members said no. One option is to level fund all committees. Frank and Fritz opted for a targeted approach, citing the work that needs to be completed with the Emerald Ash Borer. The budget for Ash tree removal was dropped from \$20,000 to \$10,000.

Louise left the meeting.

The budget increase is projected to be about 4% above last year's approved budget at this point without articles, Matt said. It is 8% with the two articles, Dean said. Mary said there

is a revenue increase for Thompson's Point rent, to \$844,000. It is a \$15,000 increase. Museum windows grants might be available so that item can be reduced to \$2,500. The road commissioners budget was reviewed. Thompson Point lease renewals and property sales were reviewed. Trails committee funding was discussed and Christina said she will pose her questions on the subject at Town Meeting.

Final FY21 budget number totals were read aloud and confirmed by Matt with Dean. They are:

Total expenses are \$3,423,165
Non-tax revenues are \$1,459,808
Taxes to be raised are \$1,963,357
The estimated tax rate without the articles is \$0.2111
The estimated tax rate with the articles is \$0.2191

MOTION by Fritz Tegatz, seconded by Frank Tenney, to approve the proposed FY21 budget as indicated. VOTE: 4 ayes; 1 absent (McCarren); motion carried.

Warning for Town Meeting—approve for publication

The articles were discussed in the way they affect each other and how they are worded. The Selectboard asked Dean to check certain wording with the Town's attorney.

MOTION by Fritz Tegatz, seconded by Carrie Spear, to approve the Warning for Town Meeting for publication as amended, with any edits recommended by the Town attorney. VOTE: 4 ayes; 1 absent (McCarren); motion carried.

Bridge repairs (abutments of Bridges 28 & 31)•Change Order from Stantec•Request for Bids

No updates. To be addressed Feb. 10.

Contract for annual audit of municipal finances and generation of financial reports
Dean explained that the three-year agreement with Sullivan Powers & Company ran through the completion of the 2019 audit. Dean explained that the Town last went out to bid in 2014, and the Town contracted with Sullivan Powers & Company for two successive three year agreements. Dean explained the pros and cons of using the same auditor versus going out to bid. The Selectboard members indicated that they support renewing the agreement with Sullivan Powers & Company for another three years. Dean was asked to check if they are a preferred vendor.

Renew 20 year lease for Thompson's Point Lot 45 at 122 Tall Pines Way to Lorelei Kjelleren & Pamela P. Hanley Trust, Bert Cicchetti, Trustee

MOTION by Fritz Tegatz, seconded by Carrie Spear, to Renew the 20 year lease for Thompson's Point Lot 45 at 122 Tall Pines Way to Lorelei Kjelleren & Pamela P.

Hanley Trust, Bert Cicchetti, Trustee with authorization for chair to sign. VOTE: 4 ayes; 1 absent (McCarren);; motion carried.

MOTION by Fritz Tegatz, seconded by Carrie Spear, to convene as the liquor control board. VOTE: 5 ayes; motion carried.

Roland's Place, Incorporated•Renewal of First Class Restaurant/Bar License to Sell Malt and Vinous Beverages, May 1, 2020 –April 30, 2021•Renewal of Third Class Restaurant/Bar License to Sell Spirituous Liquors, May 1, 2020—April 30, 2021

MOTION by Fritz Tegatz, seconded by Carrie Spear, Renewal of First Class Restaurant/Bar License to Sell Malt and Vinous Beverages, May 1, 2020 –April 30, 2021•Renewal of Third Class Restaurant/Bar License to Sell Spirituous Liquors, May 1, 2020—April 30, 2021 to Roland's Place, Incorporated with authorization for chair to sign. VOTE: 4 ayes; 1 absent (McCarren); motion carried.

MOTION by Fritz Tegatz, seconded by Carrie Spear, to reconvene as the Selectboard. VOTE: 5 ayes; motion carried.

Minutes: January 13, 2020

Lines 216 and 218: ECV should be changed to WCV.

Line 72: Spell out Selectboard.

Line 78: Spell out Selectboard, find and replace all.

Line 121: PLC should be spelled out-programmable logic control.

MOTION by Frank Tenney, seconded by Fritz Tegatz, to approve the Selectboard minutes from Jan. 13. VOTE: 4 ayes; 1 absent (McCarren); motion carried.

Selectboard updates

- **Charlotte Solar**

To be discussed at a later time when Louise is back.

- **Library addition—change orders**

Fritz described the proposed change orders. Sitework is to be performed by ReArch (+\$750)—this was already in the budget as a non-ReArch line item, so no increase in budget. Five items involve a small change in scope: the addition of power outlets (+\$415.57); HDMI to program room (-\$334.52); lighting rework (+\$2,731.71); circ. desk to remain/add new circ. desk (-\$1,120)and workroom cabinets (+\$2,170). The Selectboard had previously approved two other change orders: fuel tank subgrade replacement (+\$1,896) and new entry doors (+\$3,370.50)

MOTION by Frank Tenney, seconded by Carrie Spear, to approve change orders to library addition as described. VOTE: 4 ayes; 1 absent (McCarren); motion carried.

- **Selectboard report for Town Report**

Matt said he will write the Selectboard report for the Town Report, and will send it out tomorrow, and other members can send their comments back to him.

MOTION by Frank Tenney, seconded by Fritz Tegatz, to approve the Selectboard Report. VOTE: 4 ayes; 1 absent (McCarren); motion carried.

- **Library addition**

Christina Booher said that even if the Library addition comes in under budget, the Town still needs to make payments on the bond—she wondered if some of the savings from coming in under budget can somehow be transferred to residents/tax payers? Matt said we'll cross that bridge when we get to it.

- **Land maintenance contracts**

Dean indicated that Carrie had suggested a separate special meeting to discuss the land maintenance contracts. Fritz said that one or two Selectboard members could meet with the contractors and bring suggestions to the Selectboard meeting on February 10th. Carrie and Frank are to meet with the contractors.

- **Meeting with Local Motion**

Dean indicated that a staff person from Local Motion had asked to meet with him to continue a discussion that began during a Transportation Advisory Committee meeting at the Chittenden County Regional Planning Commission, about how the recreation economy's contribution to economic development can be captured in order to be used for prioritizing the funding of capital transportation projects. Selectboard members indicated that the Local Motion staff person should instead be invited to a Selectboard meeting. Potentially others to invite to the meeting include: a representative from Lake Champlain Transportation (ferry operator), Planning Commissioners, Nicole (Recreation Director), the Town Supervisor from Essex, NY.

Approve warrants to pay bills

MOTION by Fritz Tegatz, seconded by Matt Krasnow, to adjourn. VOTE: 4 ayes; 1 absent (McCarren); motion carried.

ADJOURNMENT

The Selectboard meeting was adjourned at 9:35 p.m.

Minutes respectfully submitted, Lynn Monty, Recording Secretary.