

**Georgia Selectboard Meeting
Chris Letourneau Meeting Room
Monday, July 9, 2018
7:00 p.m.**

Approved: July 23, 2018

Present: Selectboard: Matt Crawford, Ric Nye, Tara Wright, Deb Woodward; Steve Lamos; Mike McCarthy, Town Administrator; Amber Baker, Treasurer

Absent: None

Public Present: Mike Frett – St. Albans Messenger; Ed Simon, Bill Hinman, Peter Pembroke, Steve Rabideau, Maurice Fitzgerald and George Bilodeau.

Matt called the regular meeting to order at 7:00 p.m.

Matt asked for any additions, deletions or comments to the agenda. Mike added the following to the agenda:

1. Check Warrant Report PR #28 and Check Warrant Report AP #45.
2. Fee waiver request from NCSS – Camp Rainbow at the Beach.
3. Administrator Correspondence – Electrical Use at the Fire Station.
4. Administrator Correspondence – New Hire – Highway Crew.
5. Treasurer's Correspondence – TAN Loan.
6. Treasurer's Correspondence – Property Tax Adjustment Worksheet.

Public Appearance:

Planning Commission-Peter Pembroke. Steve Rabideau, Maurice Fitzgerald and George Bilodeau. The Planning Commission is here for their quarterly meeting with the Selectboard. Matt and Peter came up with a few items to talk about. The first item is continuing to explore a Developmental Review Board (DRB). Generally, both boards favor this idea. How does the Planning Commission feel about it specifically? Peter says they have talked about it a little bit, historically we have been thinking that it is a decent idea. Peter has been a fan of it for many years having been on the Zoning Board prior. Finding members to serve is a hard thing and it is hard to keep the two boards fully staffed as it is.

The Selectboard has tasked Cindy and Ryan with creating job descriptions as this will change the flow here in the office, their day to day activities and what is expected of them. We feel that this is the best way to begin serious discussion. Once we have job descriptions we can schedule a joint meeting with the Planning Commission, Zoning Board of Adjustment and the Selectboard, probably in September.

This is a lengthy process, once we figure out what we are going to do, we have to present this to the voters for their approval. Realistically we are probably looking at voting on this in 2020. It doesn't make sense to go to the voters without having a plan of action.

The second thing on the agenda is board cooperation increasing and smoothing out some relationships. There was a general discussion regarding the relationship between the Selectboard and Planning Commission. It seems like in the last year or so, there has been a lot of strife. It seems like it has gotten worse and there are different agendas and there shouldn't be. A lot of this came to a head when we went through the beach pavilion process.

Peter suggested perhaps a third party mediator because he is not convinced, that relations will improve. There are still going to be people with certain opinions and feelings and that is just going to be how it is. There was a lengthy discussion regarding the beach project and what could have been done differently on all sides.

The third thing to discuss is impact fees. Right now, the capital budget is being renewed for 2019 to 2024. The Selectboard will have an opportunity to re-set our impact fees, based on a complex formula. In 2012, we didn't increase impact fees as much as we could have to keep the fee at a reasonable price. Any thoughts on what we should do with the impact fee? Should we go with the full amount because growth is not slowing down? Peter thinks that might be a good idea; we haven't really been pacing them with anything, if we could find something to pace them with, that might be a good idea. The formula is based on current capital assets, so we can't tie it to independent factor because the calculations depend on what capital inventory has been purchased, retired from duty, built, etc., in the course of the last six years.

George announced that there is a public hearing on the 25th of July at the Georgia School in the little gym, for The South District Transportation Committee. They have been working to create a plan focused on a mix of business/residential development, essentially from Exit 18 to the Ballard Road area. They are looking at the roads, the infrastructure, etc. The meeting starts at 6:00 p.m. The last meeting, we had a lot of public input and they hope for more. The Selectboard confirmed that everyone who attended the last public meeting would be notified about this one.

The Selectboard thanked the Planning Commission for coming in and keeping communication open. The next planned meeting for these two boards is at the Planning Commission meeting on October 23rd.

Bill Hinman – Assessor. There are new owners of Georgia Mountain Wind, at the end of 2017, and the Selectboard has some specific questions about the funding mechanisms outlined in the original Agreement signed in 2012. Originally when Bill was the Assessor in Milton, the Georgia Wind Development Group approached Bill with the desire to stabilize the expenses of the wind turbines long term (over 10 years). We did some calculating, based upon Milton, where we utilized hydro rates, because that is really all we had to go by at that time, and figured out what the tax expense would have been for Milton, based on that calculation. Then we increased it each year by what we anticipated the tax rate would increase and then we added everything and divided it by 10. That was effectively the way we came up with the number. Then with Georgia, Bill said let's go with that same amount, less a little bit because Milton has the burden of emergency services. Milton receives \$50,000 a year and Georgia receives \$45,000. Bill was afraid that if we assess these like hydro power, we would have potential to lose all of that revenue that was on the table. If

we had charged it the way hydro power was done, those tax revenues for Georgia would be somewhere in the neighborhood of \$13,000-\$15,000 a year. If we did it on a cost basis, that is \$27,000 in taxes. Obviously the \$45,000 that we receive now is much more substantial.

Tara says the formula in Georgia's contract details that in Years 6-10 there is supposed to be an output number they are supposed to provide us with and we have had no luck getting it from the company so that we can accurately calculate revenue based on actual measured net output over the previous five years. It appears to be that even if we did get this number, we would never meet the criteria in the formula because of the stated difference between kilowatts and kilowatt hours. How did we sign a contract like that? Bill states that he took that contract as it was provided to him as a template from the Lowell contract originally. In that contract, it included a whole lot of language that was about construction noise and run off which didn't apply to us because the turbines had already been established. Bill gave the contract to the Town Administrator, it was reviewed by the Town's attorney to make sure the Town's interests were protected and make sure it didn't negatively impact the Town, and then it was forwarded to the Selectboard. The conversations that Bill had with the Board were about the \$5,000 difference between Milton and Georgia, which Bill explained. Tara stated that a lawyer doesn't know about kilowatts, that was our job to understand that and when we came into this it was new. Bill felt that Georgia was in a position where we were very well protected, and he believes the revenue has been favorable compared to the other options he explored. Though the attorneys did look at the contract, but they were not defining the difference between kilowatts and kilowatt hours.

The Selectboard had a general discussion about the best use of resources in addressing this. The new owners have been very clear that they will continue to forward payment of \$45,000 for the next four years, so there may be no benefit in continuing to struggle to understand a formula that is not tied to accurate criteria. There may be more benefit in proactively addressing continuation of this contract with no loss of revenue after Year 10.

Bill also wants to let the Selectboard know that next year we are going to have to look at the Personal Property Agreement with Perrigo as it expires in 2019.

The Selectboard thanked Bill for coming and speaking with them.

Review of Minutes:

Minutes of the June 25, 2018 regular meeting were reviewed and discussed.

Motion made to approve the 6/25/18 regular meeting minutes, with changes discussed, made by Steve, second by Ric. No further discussion. Deb abstained, all others in favor.

Review of Warrants:

Previously approved Check Warrant Report PR#27, AP #42 and AP#43 were reviewed. It is the general consensus to accept the previously approved check warrants.

Motion to approve Check Warrant Report AP#44, for the general fund, withholding the Myers beach payment for further investigation by the Treasurer, made by Deb, second by Steve. No further discussion. All in favor.

After a brief discussion it is the general consensus of the Selectboard to go to bid for trash services.

Motion to approve Check Warrant Report PR #28 for payroll ending 7/12/18, and Check Warrant Report AP #45 for a payroll transfer made by Deb, second by Tara. No further discussion. All in favor.

Selectboard Concerns:

1. Matt asked if the pickle ball lines for the tennis court have been painted. They have not been painted on yet, but Krissy will contact Gail Wolff and ask for the status of the lines as she was supposed to order them.
2. Matt asked about Fire Department Meeting Minutes. When the Fire Department met with us last month, we asked about the Selectboard still receiving reviewed and approved meeting minutes. We don't have any to date. Matt asked Mike to contact the Fire Chief and get the May and June minutes.
3. Deb asked about Rummage Sale Building operations. Now that the roof has been replaced by donation, would it still make sense to have a discussion about the rummage sale building and operations in general? How much money is generated, where does the money go, an opportunity to thank the group for all of their hard work over the years, etc. Mike will schedule a public appearance for a future Selectboard meeting.
4. Deb asked about the Mill River Road Parking area. There had been talk about lights being installed. The State folks are meeting with Mike this month to take a look at it to come up with a plan. They have installed new signs regarding dumping trash.

Unfinished Business Report:

None

New Business/Action Items:

1. Review estimate for window repair and gutter installation for 1891 schoolhouse. This is the cost for the window replacement repair. The estimate is \$9,500.00. After a brief discussion, the Selectboard reiterated their commitment to pay for two windows to be replaced out of the historical budget, and to keep the gutter installation quote for the 2019 budget.
2. Review road name request for subdivision off from Red Barn Hill Road. The Road Commissioner suggested that the logical name for this road would be Red Barn Hill Rd. Extension. This would make the road easy to find by emergency services. Mike will speak with the applicant and if Red Barn Hill Road Extension is not satisfactory, the applicant's first choice of Cota Road will be acceptable.
3. Reaffirm vote of June 13, 2018 to approve auditor's recommendation of Sullivan Powers & Co. to perform the outside audit for the Town for an amount over budget, and vote on approval of Scope of Services as presented from Sullivan Powers for Selectboard Signature.

Motion made to reaffirm the vote to approve the auditor's recommendation of Sullivan Powers & Co. to perform the outside audit for the town and to approve the Scope of Services as presented, made by Deb, second by Ric. No further discussion. All in favor.

4. Changes to the Open Meeting Law. The Legislature made a change to the Law that now allows the Selectboard to meet with the Planning Commission without each elected board having to warn the meeting. The Selectboard can attend a Conservation Commission meeting without having to warn the meeting. As long as regular Board business is not discussed, boards can meet with each other in the interest of municipal business.

4. Electrical use at Fire Station. We had asked an electrician to change the LED lights at the Fire Station. Mike has had a hard time getting in touch with him. With the Board's permission, Mike would like to get them changed, as just shutting them off has saved us about \$400 this month. It is the general consensus of the Selectboard for Mike to move forward with getting the LED lights replaced.

5. New Hire – Highway Department. Ric, Todd and Mike interviewed an individual. We will most likely have a new Highway Crew member soon.

Administrator's Correspondences and Tasks:

1. Update and legislative changes to the Open Meeting Law. Discussed above.
2. Camp Rainbow request to waive the beach rental fees.

Motion made to waive the beach fees for Camp Rainbow, made by Ric, second by Steve. No further discussion. All in favor.

Treasurer's Correspondence:

1. 2018 Budget as of 6/30/18. No issues to be raised by the Treasurer.
2. Property Tax Worksheet.

Motion made to set the 2018 Municipal Tax Rate at \$0.2758, made by Tara, second by Deb. No further discussion. All in favor.

Motion made to reaffirm the 3% late fee for late filing of Form HS-122 with the State, made by Ric, second by Deb. No further discussion. All in favor.

General Correspondence:

1. Vermont State Police Monthly Summary for June 2018.
2. Georgia Conservation Commission minutes from May 2018 meeting and draft minutes from June 18, 2108 meeting.

State of Vermont Correspondence:

None

Brochures, Newsletters, Workshops, and Advertisements:

None

Signatures Needed:

None

Legal Correspondence:

None

Confidential / Executive Session Items:

1. Personnel/Contractual.
2. Real Estate.

Motion to go into Executive Session at 9:00 p.m., is requested at this time to discuss Contracts, labor relations agreements with employees, arbitration or mediation, grievances, other than tax, pending or probable litigation, or confidential attorney-client communications made for the purpose of providing professional legal services to the Town of Georgia involving the Town, specifically finding that premature general public knowledge of the subject matter would clearly place the Town at a substantial disadvantage, made by Tara, second by Ric. No further discussion. All in favor.

Motion to come out of Executive Session made at 9:40 p.m. by Deb, second by Steve. No further discussion. All in favor.

No action taken out of Executive Session.

Motion to adjourn at 9:45 p.m. made by Ric, second by Deb. No further discussion. All in favor.

Respectfully Submitted by Krissy Jenkins.

Monday, July 23, 2018 regular meeting @ 7:00 p.m.