

BOARD OF SELECTMEN

NOVEMBER 12, 2013

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes until approved by the Board at their next meeting.

Selectmen present: Chairman, Don Hill; Leigh Callaway and George McCusker.

Others present: Bryan O'Day, Tom Duling, Arlene Wheeler and Bill Huntoon.

Meeting was called to order at 7:00 p.m.

Public Comments:

Tom Duling will hold an OHRV safety course in conjunction with Mascoma Valley Snow Travelers. The class will be in December (Sunday December 8th) They would like to hold it at the fire station.

Selectmen approved the use of the facility and waived the fee.

Unfinished business: Heating – Leigh reported he spoke to Mason Wheeler a couple of weeks ago. Mason is interested in picking up the service as long as it is understood he is a one-person shop, and may not be able to provide the emergency response that Irving can. He has been gathering information regarding propane conversion at the Town Office. Leigh suggested coming up with a contract for Mason so he and the Town will know what to expect. George suggested perhaps Ryan Peterson could be a backup. Leigh will speak to Mason about backup. Motion made by Leigh Mason should be contacted to see if he is still interested in becoming the town oil heating service provider and find out if he has a backup person. Motion seconded by Don and unanimously approved.

George stated that the town garage was low on heating fuel and Pete had to call Irving. This is an issue Pete has had with them in the past.

Unfinished business:

Update tax deeding: Don opened discussion regarding the Lee property. The land and trailer has been merged. Board discussed sending out a 90 day notice sometime in mid January for a public sale in the spring. A sale could also expand to include other recent tax deeded properties. The Lee deeds were combined so the town now has control over the trailer. Demolition of the trailer was discussed, and whether that would be in the town's best interest in potential sale of the property. Is the trailer habitable and who sets the standard. Tom Duling stated to his knowledge, the leach field on the property has never received State approval. The Selectmen asked Tom, as Health Officer, take a look at the trailer to see if it would be deemed uninhabitable. If the Selectmen decide to keep the trailer they said they should evaluate the septic as well

Pitts: Because due diligence was not followed when notifying Mr. Pitts of the impending tax deed of unpaid 2010 taxes, the deadline for payment has been extended.

Lefebvre: Don reported the fine follows the offender and not the property. The Town should consider whether they want to deed the property at some point. DES says if the Town takes it the Town would be compelled to do site remediation. DES has offered to make a site visit to see what remediation is

involved. A tentative date for November 21 was suggested. A question was raised as to whether the Town had any authority to be on the property. That will be discussed with the DES representative.

Health Insurance update: Don reported Health Trust rates increased 7.9% for existing plan coverage. Don and Leigh met with Lea McLaughlin from Health Trust and carefully reviewed the 4 plans they offer. Two of the plans offered would be a greater impact to employees in reduced benefits and increased out of pocket costs. The existing health plan will not be offered in 2015. The Selectmen chose a plan that will slightly decrease employee coverage while slightly increasing prescription, office, and emergency room co-payments, for less than 1% increase in rates to the Town.

Personnel Manual: Leigh presented three pages for review changing the suggestion of the last meeting for the drug and alcohol testing policy which added a clause for non-CDL drivers and workplace searches. George noted his concern that the policy should include drivers performing town business while in a personal vehicle. Leigh will make the changes. George asked what if an employee does not agree with the policy, are they signing that they agree or that they have received and read the policy? Don stated as a condition of employment it is expected that employees follow policy. Refusing to sign the policy could be grounds for insubordination and possible dismissal.

IBEA document: Leigh questioned if there needed to be a separate meeting with the building committee to review the IBEA audit for the Highway/Fire building. There will be differing opinions and ideas when this document is reviewed and when decisions are made as to how and when to proceed with recommendations. The study was done to provide a tool for the selectmen moving forward into meetings with the budget committee. Don suggested consideration be given to projects with a 2-3 year payback. He does not feel a separate building committee meeting is necessary.

Don reported following a recent meeting where John Trachy brought up a complaint about damage to personal property on School House Road, there was also concern about closing of the road that was meant to be kept public. In speaking with Todd Richardson, Todd had been out to observe the road and found no evidence of destruction. Todd felt any trimming was reasonable and there could have been more trimmed. Don stated that Mr. Trachy indicated to the snowmobile club it is unlikely he will be available to meet with someone from the club before spring. Bryan wondered if the club has spoken to the Seekamps, the owners on the opposite side of the road. Don noted concern for the gate that was deemed to be temporary 2-3 years ago. Don reported that Star Lake has received approval for the gate design similar to the one they installed on Stryker Road. Todd has indicated he will help with the gate in the Spring. Leigh noted that the town has no role or standing to support MVST's use of School House Road, their role is to remind all interested parties that the public has a right to use the Right of Way and the road is open to the public per the covenants.

Street light request: Leigh reported Tim Julian has observed the street light situation and feels the setting is no more dangerous than any average school bus stop. With the time change, the situation appears to be less of an issue.

Speed Limit: Don noted that Tim Julian has done a traffic study of Town Farm Road and does not have issue with raising the speed limit. The Selectmen need to formalize the portion that will change and then go ahead with the process to raise the limit.

Minutes of October 28, 2013: Motion by Leigh to approve as written, seconded by George and unanimously approved.

Board and Department Updates:

George reported that Mark Brunelle came back with a survey of the 5 points surveyed as requested by the ZBA for the Dexter property. The Board reviewed and approved the changes. There was a minor issue as to whether this was an appeal or a rehearing and Mr. Brunelle wanted the Board to wipe out the 30 day appeal period. George stated he suggested to the ZBA when there are multiple variances and complex situations they might want to consider requiring a survey right at the beginning of the hearing process rather than waiting until several hearing shave gotten underway. Don stated board members have voiced concern about this due to the costs and burden to property owner. He noted from a selectmen's standpoint the concern is that they have documentation that is clear for enforcement purposes.

Conservation Commission: Leigh reported at the CC meeting last Thursday Mike McCrory from UVLSRPC and Rick Van der Poll were present with proposed wetlands regulations and some mapping. The CC was given less than 24 hours notice that they were coming. The maps are 40% complete. As there was not a quorum, the CC could not discuss the issue. Leigh noted that Bruce Allen will contact Wilmot to schedule perambulation.

New Business: Leigh shared a spreadsheet of the current year budget and expenses. From his estimates it appears there could be a surplus of at least \$40,000 from this year's expenditures. He noted that the office and PD computers need replacing. In April Microsoft will no longer be supporting the current operating system, and current hardware will not support new software. Leigh suggested the Selectmen take a look at the budget again at their next meeting and consider encumbering funds from this year's budget for the computers so as not to have to appropriate through taxation next year. CCS will invoice the town by the end of the year so the funds can be encumbered but nothing would actually be paid until the project is complete. Don and George were in agreement

Correspondence: Notice from Plodzik & Sanderson, (town auditors) that Greg Colby has resigned from his position at the firm.

Notice from Town of Hanover for plans for a new tower on Moose Mountain.

Fire Department: Pete Lacaillade, Fire Chief met with the Selectmen to determine what they want to do about the disposition of the two vehicles at the fire department. Don stated that procedurally he feels the vehicles need to go out to bid. Pete Lacaillade will look into options specific to fire vehicles for advertising the sale of the rescue vehicle. An ad to bid on the pickup will be placed in the shopper for next week with the bids due by Monday, November 25th @ 4:00 p.m. The Selectmen retain the right to refuse any and all bids.

Selectmen discussed turning the heat off in the town hall with Pete Lacaillade relative to the sensors. Pete Lacaillade noted the heat has been turned off for a few years now and until the incident last winter, there has not been that much of an issue due to the low temperature. He suggests turning the heat off again this year. If there are issues then the heat may need to be turned back on at a low temperature.

Purchase order approved for shelving to house the generator on the new rescue truck.

Signatures:

Building Permit:

Dearth – Webster Pass – new two-bedroom house – approved.

Martel – Main Street – replace deck on back and installation of a stairway leading out of new main entrance – approved. Tom noted that Mr. Martel is giving up on replacing the front porch. Recent work on the back of the building that had been of concern was replacement of the chimney.

Property-Liability Trust renewal document was approved and signed.

Meeting adjourned at 8:50 pm.

Submitted by,

Janet Roberts