

Town of Shelburne, Vermont

SELECTBOARD MEETING AGENDA

Tuesday, January 29, 2019

Meeting Room #1, Shelburne Town Offices, 5420 Shelburne Road, Shelburne, Vermont

1. Call to Order all Mary Kehoe participated by phone
2. *Approval of Agenda Motion by Jaime Heins to approve; seconded by Colleen Parker and approved unanimously.
3. *Approval of Minutes of 1/22/19: added attendees' names Paul Irish, Devin M, Jane Z, Wendy S, Cathy T in addition to those on the sign in sheet. Motion by Jaime Heins to approve; seconded by Colleen Parker and approved unanimously
4. Public Comments/New Library and Town Center Project update: No comments.
5. Selectboard Comments: Josh Dein was impressed with regular public attendance, especially during inclement weather. Jaime Heins thanked Josh Dien for organizing the event on Saturday, and thanked to all who helped.
6. Town Manager Report: Thanks to our crews out in weather keeping roads clear, fixing water lines, and thanks to all who planned and hosted the event on Saturday.
7. *Road repair agreement with VELCO : This is a basic agreement stating that if heavy vehicles or equipment brought to the substation site damage Harbor Road, they will repair it. Motion by Jaime Heins to authorize the Town Manager to sign the agreement; seconded by Colleen Parker and approved unanimously.
8. Appointment of Service Officer: the role of helping indigent persons or directing them to assistance was explained. Motion by Jaime Heins to appoint the Town Manager to this position until April 1, 2020; seconded by Colleen Parker and approved unanimously
9. Authorization to sign School Resource Officer contract with Champlain Valley School District: This contract has been reviewed multiple times by multiple parties. Motion by Jaime Heins to authorize the Town Manager to sign the contract; seconded by Colleen Parker and approved unanimously
10. *Executive Session pursuant to 1 VSA 313 to consider the negotiating or securing of real estate purchase or lease options

Motion 1 by Colleen Parker to find that premature public knowledge of negotiating or securing real estate purchase or lease options would clearly place the Town at a substantial disadvantage. Seconded by Jaime Heins and approved unanimously.

Motion 2 by Colleen Parker to enter executive session pursuant to 1 VSA 313 to discuss negotiating or securing of real estate purchase or lease options, and to invite the Town Manager to participate. Seconded by Jaime Heins and approved unanimously.

The Selectboard and Town Manager returned to the meeting. Motion by Colleen Parker to exit executive session and resume open session at 8:25 P.M. Seconded by Jaime Heins and approved unanimously. Mary Kehoe continued to participate by telephone.

11. *Public Hearing, proposed Town Budget for FY 2019-2020, continued...

Note concluded discussion re real estate negotiations option to purchase property to be reviewed and included in the warning. Initiative described regarding opportunity presented, that could be a strategic investment on the part of the Town. After much hard work, it is felt to be an acceptable risk worth taking, to consider spending up to a fixed

sum to investigate site suitability for a combined Fire/Rescue station in a location thought to be ideal for that purpose. The Town Manager, and then Selectboard members, described specific and general aspects of the concept and the draft Article for the Town Meeting Warning. The public was thanked for its patience during these recent meetings and multiple, extended executive sessions about this matter. With that as background, the public hearing on the proposed Town budget was reopened. A question was asked about the open space fund and whether next year, it should be incorporated back into the main budget and not a separate Article. With no further questions, motion by Jaime Heins to close the hearing; seconded by Colleen Parker and approved unanimously.

12. *Approve Town Meeting Warning

The draft Town Meeting Warning was distributed, and the new Article read aloud regarding the property matter. Opportunity for Eli Lessor-Goldsmith of Healthy Living to speak for himself. He stated his plan to build a new Healthy Living store in Shelburne, and that we felt this was an exciting opportunity for both himself and the Town. He thanked the Town, and looks forward to joining community. Questions? Chief Ouimet appreciated the opportunity; this is a perfect location, and the idea has been long time in coming .Jerry Storey described how this opportunity came up quickly and needed to be decided quickly, yet recognizing existing debt burden and cutting of expenses elsewhere... but we still need to address Shelburne's future. In doing so, the Board needed to determine acceptable risk, whether it was fiscally sound, and justifiable. Important to understand that this is a three stage project, this current proposal is only #1, but in seeking transparency on next steps, each of those possible subsequent steps were described. Step 1 is a one time opportunity for this site.

Josh Dein understood the opportunity and need...but expressed concern for cost of living in Shelburne, and waht he felt was a need for a comprehensive analysis of future potential costs and needs – stormwater, wastewater, deferred maintenance over the next ten years; and that this should be done within the next six months.

Colleen Parker and other Board members agreed on this regarding long term planning. The Board thanked Eli and the Chiefs for coming together, how this could be a great opportunity and a great example of how the Town and business can come together for the betterment of the entire community. Fire and Rescue Chiefs had already ID'd this as the best site even long before this opportunity arose. Rescue was also acknowledged as a partner in this current endeavor, offering \$25,000 from the Ambulance Fund toward the \$50,000 total sought at this time.

Mary Kehoe acknowledged timing difficulties re: budget and debt...but that life is unpredictable. The area has long considered for a new site, the location is perfect, and we have a partner to share infrastructure costs that would otherwise be on our own. Important to consider what makes sense in the long run... if we want a strong Shelburne, we need to invest in our community. She praised Jerry Storey, Jaime Heins, and Colleen Parker for their efforts on this, and offered strong support for this initiative.

Jaime Heins echoed how this came at us quickly, and much time was spend vetting this under close scrutiny. It's a long term project; this is the first step, it's complex, and there is risk; but he feels it is appropriate to put this on the ballot. Could help lead to a new anchor tenant to help reinvigorate 7 corridor.

We will take time to answer questions, prepare background information. Fire/Rescue and Lessor-Goldsmith may hold an open house to help explain these matters. All are committed to providing as much information as possible. It was clarified that being at a traffic light controlled intersection was key.

It was then explained that a Letter of Intent had been negotiated and prepared that would be agreed to and signed as a part of this initial action. The LOI clarifies each party's intentions, but does not commit the Town to any further expense beyond the initial site investigation (if approved this year by the voters), unless subsequent Town Meeting votes in 2020 and beyond approve.

Motion by Jaime Heins to approve the Letter of Intent dated 01/29/2019 regarding the proposed real estate transaction; seconded by Colleen Parker and approved unanimously.

Motion by Colleen Parker to adjourn the meeting; seconded by Jaime Heins and approved unanimously.

Respectfully submitted by Town Manager Lee Krohn.

for the Selectboard

Date