

JOHNSON SELECTBOARD MEETING MINUTES  
JOHNSON MUNICIPAL BUILDING  
MONDAY, AUGUST 20, 2018

**Present:**

Selectboard Members: Mike Dunham, Nat Kinney, Doug Molde, Kyle Nuse, Eric Osgood

Others: Brian Story, Rosemary Audibert, Brian Krause, Lois Frey, LCSD Deputy Chris Watson, Duncan Hastings, Walter Pomroy, Tom O'Leary, Kelley Bruce (by phone), GMATV staff

**Note: All votes taken are unanimous unless otherwise noted.**

Meeting videotaped by Green Mountain Access Television. GMATV info: <https://greenmountainaccess.tv/>; PO Box 581, Hyde Park, 05655; info@greenmountainaccess.tv or 802-851-1592

**1. Call to Order**

Eric called the meeting to order at 7:01.

**2. Additions, Changes to Agenda**

Brian added discussion on pre-buying propane and oil and suggested moving the town revolving loan fund discussion earlier in the meeting.

**3. Review and Approve Minutes of Meetings Past**

Doug said he would like all of the comments made by Angela Wescom regarding himself and his supposed client to be included in the minutes of the August 2 vicious dog hearing. Mike said he would like the minutes to be a verbatim transcription of the testimony. Other board members agreed that the August 2 dog hearing minutes should be redone as a verbatim transcription.

**Mike moved to approve the minutes of July 16 and 20, 2018, Doug seconded, and the motion was passed.**

**4. Treasurer's Report / Review and Approve Bills, Warrants, Licenses / Any Action Items**

Rosemary said she and Brian haven't gone over last year's budget yet. She has some questions and things she needs to verify. Currently there is a surplus of \$222,982. She will have a finished version of last year's budget for the next meeting.

The board agreed to schedule a Board of Abatement Hearing for September 12 at 7:00 pm.

The assessors sent two errors and omissions to be approved. One reduces a property's value by \$18K and the other involves a part of a property that was sold. The entire property was accidentally put on the grand list under the new owner's name. That does not involve any change in property value. The board reviewed the documents from the assessor explaining the reasons for the needed corrections. **Doug moved to approve the corrections for the errors and omissions as requested by the assessors, Mike seconded and the motion was passed.**

**5. Road Commissioner/Road Foreman Report and Action Items**

Brian Krause said his crew has started working on Prospect Rock Road doing ditching, de-berming and lining ditches with stone. The work is funded by a Better Roads grant. Work funded by a municipal aid grant will happen right after the Prospect Rock Road work.

Sometime next week paving will start on Maple Hill, Collins Hill, Upper French Hill and Clay Hill.

Brian K. met with Brian S. and Eric at the gravel pit and showed them what work is being done there. He wants to restore part-time worker Alex Nadeau's hours to what they were last year: 400 hours at a cost of \$7,700. That will probably save us \$15K because we will not have to hire a contractor like Tatro to come in and do that work. (*Duncan Hastings arrived at 7:16.*)

**Mike moved and Kyle seconded to approve 400 hours of work for Alex Nadeau.** Doug asked what work he is doing. Brian K. said the work is trying to reclaim some of the pit and expose more gravel. There is a pile of clay that was put on top of gravel when the pit was opened. That clay will be moved to get to the gravel underneath and some of the clay will be used to reclaim another area. Doug asked, will it extend the life of the pit? Brian K. said yes, because we will be able to get to the gravel underneath. Eric said we are not sure how much gravel there is under the clay. But he feels anything we do using Alex is cost effective as it is cheaper than hiring a contractor. **The motion was passed.**

Nat asked about the workshop on traffic calming mentioned in Brian S.'s written report. He wonders if that is something our highway crew would be involved in. We have had a lot of conversation about speeding. Brian S. said that workshop is something he might be interested in attending. He could get more information on the nature of it to see if would be appropriate for the highway employees. Brian K. said he looked at that workshop. He would be interested in going, though he doesn't think it is worth taking him away from the projects the crew is working on for a day, but he doesn't think it would make sense for the other employees to go. Brian S. said he will take a closer look at it.

Eric said the contractor working on the municipal building has noticed that the building has settled but couldn't tell whether any of the settling has happened since the work that was done a few years ago to try to mediate settling issues. He asked Duncan if we have records of transit grades from when the previous work to address settling was done, so we could see whether the building has settled more since then. Duncan said the prints for the municipal building that had a lot of notes and information on them disappeared at some point. Rosemary looked for them and was unable to find them. Doug asked if the contractor who did the work would have the elevations. Duncan said they may still have that data. It would be worth contacting them. The only person he can think of who might have the plans is Dana Knight. He did have them at one point.

Duncan asked how much settling Eric is talking about. Brian S. said about an inch from the far side of the door to the edge of the building. Duncan said to the best of his recollection they brought the building back up to within a quarter of an inch of its original grade. We got a detailed report from the firm that did the jacking. That has to be around somewhere. He remembers them bringing the foundation up pretty close to what it had been. They drilled down to refusal (either ledge or densely packed material.) They were down 35 or 40 feet, he thinks. Then they poured in a core of expanding concrete to move the footings. It would be

surprising if it has settled an inch. Duncan would try to find the report in the files. He can't remember if the work had any guarantees or warranties. *(Brian K. left.)*

**6. Planning Commission Report**

Duncan said the regional Planning Commission didn't meet in August.

**Nat moved to accept Ben Waterman's resignation from the Planning Commission, Mike seconded and the motion was passed.**

Brian S. said he will post the vacancy on Front Porch Forum, on the website and in the newspaper. Doug suggested sending a letter of thanks to Ben Waterman. *(Walter Pomroy arrived at 7:32.)* Eric said we typically would send a letter thanking a resigning member for their service.

**7. Administrator's Report and Action Items**

Brian S. said a company called CannaMommy currently operating in Colorado and California is asking the board to weigh in on locating a cannabis growing operation in Johnson when it is legal. He called Kelley Bruce of CannaMommy so she could participate in the meeting.

Eric volunteered to be the delegate to the VLCT annual business meeting. **Nat moved to designate Eric as the VLCT annual business meeting delegate, Mike seconded and the motion was passed.**

Brian reminded the board that gap analysis has been proposed for the talc mill property. In some circumstances gap analysis can serve a similar function to a Level One Brownfields study, but it would be more limited in scope. Parts of the property are difficult to access. This would analyze the parts likely to be up for redevelopment. The Brownfields Committee has committed funds to the project. To move forward the town and village need to sign participation and access agreements. **Doug moved to authorize Eric to sign the participation and access agreements for the data gap analysis of the talc mill property on behalf of the town, Mike seconded and the motion was passed.**

Kelley Bruce joined the meeting by phone. Eric asked her to tell the board what she is proposing. She said CannaMommy cultivates hemp and cannabis for the legal market. They are looking to expand the industrial hemp side of their business. They are exploring bringing their cultivation to Vermont and they are interested in Johnson. They visited a couple of weeks ago and checked out some land. Their attorney suggested finding out how the town feels about hemp cultivation. They are aware that Vermont just passed cannabis legalization and that the state is working out what that means. Their company would potentially be interested in that eventually. What are the town's thoughts on cannabis cultivation as well as the hemp industry?

Eric said we have no zoning in this town. There are no laws that would prevent this kind of activity. He asked how big an operation it would be.

Kelley said the property they are looking at has 30 acres that is already used to cultivate hay and they would plan to put that 30 acres into hemp. That is where they would start. Thirty

acres should be sufficient for a couple of years. The property they have looked at is on Clay Hill Road. They would want to start cultivation for the 2019 season.

Eric said the sheriff's office had expressed that a hemp farm in a nearby community has a lot of issues with people breaking in and stealing thinking the plants are marijuana.

Kelley said her company is familiar with those issues. They would have a full security plan that would include fencing and visual security checks.

Nat asked how big her business is currently. Kelley said this is their first year in the cannabis sector in California. Their revenue numbers are small. They cultivate 2 acres of cannabis and have about 10 acres of hemp. It is too costly and complicated to cultivate hemp in California so they are looking to establish in another state. Her husband is from Vermont.

Nat asked how many employees they have and how many would be in Vermont. Kelley said they would be expanding. They would be looking to hire 5 to 10 employees – probably 5 full-time employees.

Nat asked what sort of jobs they would be hiring for. Kelley said two would be managerial level and three would provide support to the manager. There is some hourly work involved in getting the hemp ready that is sit-down work, but not at a desk. Their plan is to expand every year by 10 or 15%.

Nat said he had looked at the CannaMommy website. It says they are a non-profit. Kelley said there is a non-profit part of the business that provides education classes and a free 20-minute online meeting with a doctor or nurse to talk about plants as alternative medicine. The for-profit company donates a portion of its profits to support that.

Nat asked, the for-profit company also sells cannabis? Kelley said yes. They also sell some products incorporating cannabis.

Nat asked if the company is totally owned by Kelley and her husband. Kelley said they also have another person who is a 10% partner.

Kyle asked, she also sells a finished product from the plants? Kelley said yes. She described various products her company sells. Kyle asked if the company would also be selling those products in Vermont. Would they sell them to existing stores or set up their own storefront? Kelley said they would like to sell their products in Vermont and internationally. They would hope to slowly move into selling in Canada.

Doug asked if she has a written business plan. Kelley said yes. Doug asked if she could email it. Kelley said yes, but she would want it to be confidential. Eric said if she sends an email that becomes a public record. Kelley said the only sensitive thing would be the product ingredients. They could pull out that part and send the remaining part. The board agreed that would be fine.

Doug asked if she considers that they have adequate capitalization for this type of expansion. Kelley said they have talked about a loan. They will be working on getting adequate funds and when they have enough their plan will be enacted.

Mike asked if CannaMommy's ultimate goal is to be a full service company. Kelley said yes.

Deputy Chris Watson said in a neighboring town there is a hemp farm that has had multiple issues with people breaking in and stealing plants thinking they are cannabis and not hemp. He is interested in how the company will secure the property to deter theft. Kelley said they would have a fence with barbed wire. They would probably want to have conversations with the sheriff's department and put together a plan. Theft would be a concern to them. It would impact their business and they don't want that type of thing going on. It hasn't happened much in California. She hasn't heard of individuals coming in. Her husband does more of the farming. LCSD would probably want to have more in-depth conversation with him about best practices for securing the operation. Deputy Watson said LCSD would be happy to sit down and have a conversation with them to try to work that out so everyone was comfortable.

Doug suggested giving Kelley contact information for LCSD so her husband could communicate with them. He said he would rely a great deal on how the sheriff's department feels about this. Eric said Brian S. will send Kelley contact information for LCSD.

Eric asked Kelley what she was looking for from the board. Kelley said she is looking for dialog. She wanted to find out who it would be best to have conversations with and feel out the town to see if their operation is something the town would be open to.

Eric informally polled board members to see if anyone had any objections. Kyle said she doesn't. Doug said he would like to see the proposal defined more fully. He is not in favor of legal activities being prohibited from coming into our community. Nat agreed. He said his primary concern is with security. He doesn't want to see a business coming in and draining away law enforcement resources. One of the town's biggest expenses is policing and it is getting more expensive for us. If those issues can be worked out he does not have objections. Mike said he doesn't have enough information. Eric said what he is hearing is that board members may be lukewarm but there is no huge amount of reservations.

Kelley asked about a cultivation tax that might help cover the increased cost to taxpayers for law enforcement. Eric said in Vermont the only taxing capacity a town has is property tax. There are some sales tax options for larger communities. Kelley said they would want to figure out how their business can contribute toward any extra costs. *(Kelley Bruce and Chris Watson left at 8:05.)*

Brian said Duncan has been doing cemetery maintenance for us for two years, concentrating on the Whiting Hill Cemetery. It is going well. This year another person, Ronnie Stone, was also interested in submitting a proposal so the town has two competing bids. The board reviewed the proposals received, each describing what work could be accomplished under a budget of \$3000.

Doug asked what Ronnie Stone's experience is. Brian said he has done similar work for some neighboring towns and private work for families that want stones repaired.

Mike said we know what Duncan has done. He doesn't believe any board members have a problem with him. **Mike moved to accept Duncan Hastings' bid for cemetery maintenance and contract with him for an amount not to exceed \$3000, seconded by Kyle.**

Nat said there is a pile of gravel at the entrance to the cemetery at the 100C/Route 15 intersection. He wonders if that could be put in the back or used up instead of being left there year-round. Duncan said he did use it all up the previous year. What is there is left over from last year. That is where Brian was able to drop it. He could look around and see if there is another place where it could be put. He is sure he will use all that gravel up this year and he can see if there is a different place to put it in the future.

Duncan said he tried a cleaning product called Wet and Forget and he thinks it will work well. It works over time as rain falls on the stones. The stones he treated are cleaning up pretty nicely. He thinks some stones will also need hand work. He thinks in general that process can be used instead of hand cleaning.

**The motion was passed.**

Eric said Duncan had provided a couple of proposals. One is to use Wet and Forget and one is to do hand cleaning. With Wet and Forget he can get more done. With hand cleaning he can probably do a better job but clean far fewer stones.

Doug asked if we will we have hazardous waste concerns with Wet and Forget. Duncan said on the container it says it is environmentally friendly. When he looks at the ingredients and the information on the web page it does not appear to contain any really harsh chemicals. You don't want harsh chemicals on marble stones. He uses two different products if he hand cleans – Simple Green and D/2, which is used by commercial stone cleaners. It doesn't appear that Wet and Forget is any more environmentally damaging than those.

Doug asked if Duncan would recommend Wet and Forget. Duncan said at the rate the town is going it will take another several years to complete Whiting Hill. The issue is that he can already see new stones on the ground that weren't on the ground last year. We are not gaining that fast. He thinks hand cleaning does a better job but as a practical matter he thinks it is necessary to be able to clean more stones if we want to catch up. Eric said then we could put more money toward repairs. Duncan agreed that using Wet and Forget could lower the per stone repair cost and let him clean more stones. He has been dealing with every stone as he goes through the cemetery. Some need repair or straightening and some just need to be cleaned.

The board considered whether to pay Duncan a flat rate or a per hour rate and whether to hire him as an independent contractor or as a temporary part-time town employee. He would charge \$5 less per hour if he were brought on as a town employee.

Duncan said the town would withhold from his paycheck if he were a town employee. Whether he works as a contractor or a temporary part-time town employee VLCT will charge the town for worker's comp as if he were an employee.

Mike said it would probably be cheaper to pay him \$40 per hour as a contractor than to pay him \$35 per hour as an employee. If he weren't an employee we wouldn't have to do withholding. He doesn't feel it is right for VLCT to charge us for insurance for him if he is a contractor. Doug asked if it is correct that we would be charged for worker's comp for him either way. Rosemary said yes. Walter said if the town paid him a flat amount of \$3K he thinks the town could make a strong case that he should not be covered under worker's comp but if he is paid hourly the town has to pay worker's comp. He does not think the town would have to pay it if Duncan were paid a flat rate. Mike said the town could pay a flat rate per stone. Duncan said we may want to have Rosemary check with VLCT just to be sure, but he believes if the town issues a 1099 VLCT will look at the value of it and charge the town. Doug asked if it is the same for the contractor working on the building. Duncan said probably not because he carries his own worker's comp. Mike asked what the worker's comp amount would be. Duncan said they would categorize the type of work and come up with a rate based on that that would be multiplied by the number of hours. Eric suggested the board might want to get moving on this for this year and do more research for next year. Rosemary said she thinks the worker's comp amount would be less than \$100.

Duncan said he thinks he can probably do more stones for the same amount of money if he is paid hourly. Some will take him less time and some will take more time. Mike said he thinks the board should go with an hourly rate.

Brian said the budget line item includes the Evergreen Ledge survey. If the survey comes in on or under budget we would have more money to devote to cemetery maintenance that we can't commit to spending today.

**Mike moved to choose the hourly rate and Wet and Forget options in Duncan's cemetery maintenance proposal.** Eric asked, there would be a slight savings from hiring Duncan as a part-time employee? Rosemary said yes. **Mike amended his motion, adding that Duncan would be hired as a temporary part-time town employee. Kyle seconded and the motion was passed.**

Eric said the village is interested in what the town is doing with its revolving loan fund and may piggyback with its own loan fund. Walter Pomroy said he thinks it is best for the citizens of Johnson to coordinate the two programs. The trustee board authorized him to work with the selectboard on coordination.

Duncan said he got in touch with Cassie Bell of the Agency of Commerce and Community Development. She answered most of the questions he had for her. He also got good feedback

from Ken Gibbons. He wonders if the board wants to schedule a work session meeting to discuss the revolving loan fund in more detail.

The board agreed to schedule a work session for August 27 at 7:00 pm.

Eric asked if we expect to hear back from LEDC. Duncan said he doesn't know. John Mandeville was taking a vacation. If Duncan can get something from him before next week, he will.

Eric asked, John Mandeville was willing to be the loan administrator? Duncan said yes.

Eric said we would still need a loan review committee. Duncan said yes. Ken Gibbons thought George Putnam, a Cambridge resident, would be a good choice for the committee. George said he would consider it. Duncan highly recommends him. He has a strong background in credit. Everyone should think about possible good candidates here in town. Ken's opinion was that, at least initially, perhaps a selectboard member should be on the loan review committee. Duncan feels there are pluses and minuses to that idea. Walter said there are a number of retired business owners who could serve on the committee. Kyle said one or two people from Johnson Works were interested.

Kyle asked what the process would be for selecting people and how many there would be. Eric said the board would determine that. Duncan said there could be as many as the board thinks reasonable. Kyle asked if we would request a letter of interest. Eric and Duncan said they think so. (*Duncan left at 8:34.*)

Brian said the Vermont Council on Rural Development wants the board to nominate people who might be interested in receiving a scholarship to attend their upcoming Vermont Community Leadership Summit in October. Nat said he thinks it looks interesting. He would go. **Mike nominated Nat to attend the Community Leadership Summit and the motion was seconded and passed.**

Eric said now that form based code has passed the board will need to think about who will be zoning administrator and who will be on the development review board. Brian suggested adding the administrator duties to his duties. He thinks it will be manageable now. At some point in the future it might be a little much. We will search for candidates for the development review board. He recommends starting with current and former Planning Commission members. They can serve on both boards. .

**Mike moved and Nat seconded to advertise for candidates for the development review board and to designate Brian Story as zoning administrator.**

Doug asked what would happen if we had an application tomorrow and Brian denied it and the applicant wanted to appeal. Brian said he believes the town has 21 days after the vote before the code takes effect. That is 15 days from now. We don't have an application form yet.

Mike said he would like to see as many village residents as possible on the development review board, as form based code affects the village the most. He would like most or all members to be village residents.

Brian said he imagines about 5 would be a good number to have on the DRB. That is a good number for most boards.

**The motion was passed.**

Brian said he had sent a letter to the village about the East Johnson sewer line, as discussed at a previous meeting. The trustees agreed they would take over all payments for operating expenses from July 1, 2018 onward. They wanted it reiterated that they had requested that we help them recover manholes that had been covered over, which we had agreed to in the past. The board agreed that the town intends to do that.

Brian said the village had a couple of additional questions. Do we need to keep the intermunicipal agreement now that the village is taking over complete control? Will the town eliminate its separate sewer allocation approval process? What will be done with the sewer allocation the town currently has?

Doug asked if the intermunicipal agreement only deals with the East Johnson area. Brian said it covers everything but East Johnson. It covers the area where the village sewer system was expanded to Harvey's and Laraway. Walter said the allocation includes East Johnson; the intermunicipal agreement does not.

Nat asked if the board can look at the intermunicipal agreement before deciding to get rid of it.

Walter asked, why have two layers of government? Why did Drew Fairbanks have to come to the town first to get approval to connect to the sewer system, and then go to the village?

Eric said that same procedure would apply to everyone outside the village who wanted to connect to the sewer system.

Nat asked what the initial purpose of the intermunicipal agreement was. Eric said in the past the village sewer system never went outside the village limits. Ken Harvey wanted to get his trailer park on the village sewer system. There was benefit for him and for the village and town. Walter said ultimately it is a way for the town to limit growth. Doug said he recollects that when Harlan was chair of the trustee board the village boundary was the absolute limit to the sewer system except for East Johnson and a part of Clay Hill where there were pollution problems, no matter what the benefits of expanding might have been. He doesn't believe the village's ordinance allows them to go outside the village except in the town sewer service area. He thinks we should revisit the question of our allocation. He doesn't think the town allocation should be abandoned but the town and village should be looking at the allocation numbers.

Eric asked why we would not just want to get out of the sewer business as long as the connection is within the village or the town sewer district. Why not have no involvement of the town unless they want to extend a sewer line further into the town? Doug said maybe we would want to be involved because it involves the town. He feels we certainly shouldn't walk away from the town sewer service area as long as the village doesn't have an alternative.

Walter said if the town gave blanket approval the village could extend sewer lines outside the village. He wants more customers. The village has lots of capacity.

Eric said the only time he would want to see the town involved is if the village wants to go beyond what has been identified. It might be an area where we don't want to see development. But within the town sewer service area he feels we should let the village manage it.

Doug said he is in favor of intensive conversation to identify where conflicts might come up.

Mike asked, if we voted to give the allocation back to the village, would we have to come to the village to get reserve capacity for the industrial park? Walter said no, customers would come directly to the village.

Mike said he would want protection to ensure that the capacity would still be used for the benefit of all. Walter said it would be. Mike said if his questions can be answered he would be happy to give everything back to the village.

Walter said the village is already planning on providing sewer service to the Jewett property. They want more customers.

Doug said large areas of Clay Hill and Gould Hill would be benefitted by getting sewer service. What Walter is talking about is better than the town sewer service area. When we make utilities available that prompts development. We have a community that is deficient in quality of housing. We could use encouragement for single family residences.

Brian said the village has asked if we would like to write a proposal that answers some of these questions. Eric suggested that Brian put something together based on the discussion tonight and maybe the board could talk about it at the work session meeting next week. The board agreed.

Nat said we should get the East Johnson sewer line officially conveyed as soon as possible. What is the next step? Brian said he believes what the trustees are looking for is the current status before we transfer the line. They want to at least have access to the manholes. Eric asked if our attorney should draw up a transfer for theirs to review. Brian said he thinks that is a good place to go. We have to make sure they are ready to receive it. We will write up a transfer. (*Walter left at 9:02.*)

Brian said there is a section of the walkway outside the municipal building that is overbuilt and runs up underneath the side door so when frost heaves it, it makes the tilt worse. We

would like to break that piece up and remove it, which means taking out a part of the sidewalk. Some other parts could be damaged in the process.

Mike said he thinks the whole sidewalk should be dug up and replaced as it is in bad shape.

Doug asked if there is any chance of changing to just having one door. Brian said that was a question. Would we want to replace the door facing the fire station with just a window or wall? We did already order the new door. Mike said he is sure it can be returned. He thinks we should seal up that entrance. Eric said it is a backup door for the public. Doug asked if it is a legal necessity. Brian said he doesn't think so. Mike said we could have a smaller door there. Doug said his concern is that that is the area where we have settling. That would be an area to avoid putting in a large door. Kyle asked if there is also a window on that wall. Brian said no. Rosemary said if we blocked it off it would be dark. Eric said we would have to have a window. Kyle said she is thinking that without the door there could be more wall space for posters, etc. We could do more with that space. Doug asked if we would have fewer problems with sinking. Eric said it wouldn't change the sinking but the effects would be less visible. Mike asked what the contractor's suggestion is. Brian said he seems reluctant to return the door; he is not sure if he can. He might be able to do it if we pushed a little harder.

Eric said the bigger question is whether the building is stabilized or still sinking. Brian said what Duncan said was different from what he understood. He believed the previous work had mostly just stopped the sinking from getting worse rather than raising the building much. Eric said that was what he understood.

Mike suggested we should try to get our money back for the door and maybe put a window where the door used to be. Brian said he would recommend a window if we don't have the door. Kyle agreed. Eric asked what the trustees' thoughts are. Brian said they were also questioning if they needed a new door at all. They realized they would need to consult with us. It was agreed that Brian should let Meredith know the selectboard prefers to do away with the door and put in a window, even if the door can't be returned.

Doug said he thinks we should ask the contractor if there is some reason why it would be a problem to eliminate the door. Brian said he will double check that removing the door does not violate fire code or ADA.

Brian described a change the contractor is suggesting for the trim outside the windows. The board agreed the suggested change would be a good idea.

Brian said there is likely to be cost overrun due to the sidewalk work. The village will remove the sidewalk and the town will haul it away and dispose of it.

Brian said there is a problem with the handle of the replacement front door recently put in. A locksmith will be coming to fix it. It looks like someone cranked on the handle. It is off kilter and the lock is difficult to work.

Brian S. and Brian K. will be interviewing candidates for the highway employee position next week. The new employee should be able start in the first or second week in September. Probably another work session for the board to interview candidates will be needed if we want to start the new person that soon. Brian S. and Brian K. will be interviewing 3 or 4 candidates.

Next week Brian will be meeting with the Agency of Commerce and Community Development about the new industrial park designation that will allow us to streamline the permit application process for people coming in to the park. We will be the first or second town to receive this designation.

The application process for the planning grant is coming along well. We will apply for a municipal planning grant for updating the plan for the industrial park access road and doing some work on site development and planning, making sure stormwater plans are up to current standards, etc. We will still apply for the EDA funds. We are looking at using those funds for pre site work more than for planning. Brian hopes if we fail to get the municipal planning grant we might be able to redirect some EDA funds for what the planning grant would have covered.

The stop sign and speed limit old business items are close to being done. The Evergreen Ledge Cemetery survey is moving forward.

Brian said the village would like to pre-buy propane from Corse. They offered a pretty good rate. The village is interested in pre-buying oil as well. We don't have a price for that. The village authorized Rosemary and Meredith to use their best judgment and arrange to pre-buy. His suggestion is that the town do something similar. He generally recommends pre-buying for an entity of this size. The propane pre-buy rate offered is 1.659. The board directed Brian to continue looking into pre-buying fuel and to go ahead and lock in if he feels he needs to.

Brian said the village agreed that the January fire department call that was in question was emergency related and they have taken that off the invoice. They disagree that the February 21 work was emergency related and they feel we should pay for that.

Eric said it looks like that date was when we had volunteers filling sandbags. We could probably argue the point that we didn't ask them to respond, but maybe it is not worth the battle. Doug said he thinks we should pay them for the sandbag work. We will certainly address the contract in the future. Mike said we should pay for it and for the next contract we ought to look into paying as we go. He would like to see a letter sent to the trustees saying we are slightly disappointed in them that they couldn't help the town out when the town spent more than \$30K for flood mitigation. Nat said he thinks that message has been delivered. Mike said he would like to see a letter sent. Nat said he takes a different perspective on that issue. Eric said the village said for any future incidents Arjay will write up a contract of what is being asked and if they consider it outside the fire contract we would have to sign off on it. Maybe for next year's contract we could ask for two proposals – an all-inclusive contract and a pay-as-you-go contract. The board agreed to pay the amount the village is asking for. Eric noted that NEMS and the sheriff's department made themselves

available beyond their contracts and didn't charge. Doug said he thinks the contract should define emergency services. For instance, is filling sandbags included?

Brian said he will pay the invoice and let Meredith know we want to examine a couple of alternatives when the contract comes up for renewal. Nat said he thinks the suggestion the village made is good. If we want service that is outside what is normal there would be an email about it. Eric said if we had been asked to sign a contract for the sandbag work we probably would not have signed. Nat said the second recommendation Meredith made was about making sure everyone in the chain of command is trained in emergency response. He thinks that is a good suggestion. Brian said time permitting he is seeking additional emergency management training.

**Kyle moved to enter executive session regarding the town animal control ordinance and communication from our attorney under the provisions of 1 V.S.A. § 313(a)(1), Mike seconded, the motion was passed and the board entered executive session at 9:39.** The board came out of executive session at 10:07.

8. ***Adjourn***

The meeting was adjourned at 10:08.

*Minutes submitted by Donna Griffiths*