

JOHNSON SELECTBOARD MEETING MINUTES  
JOHNSON MUNICIPAL BUILDING  
MONDAY, SEPTEMBER 17, 2018

**Present:**

Selectboard Members: Mike Dunham, Nat Kinney, Doug Molde, Kyle Nuse, Eric Osgood  
Others: Brian Story, Rosemary Audibert, Lance Lamb, Chris Brown, Kelly Vandorn, Jessica Bickford, Charles Gallanter, Duncan Hastings, Brian Raulinaitis, Jasmine Yuris, Walter Pomroy, Peter Danforth

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

**1. Call to Order**

Eric called the meeting to order at 7:00.

**2. Additions, Changes to Agenda**

Brian added discussion about an ice rink in the village and about conversations he had recently about street lights in East Johnson. Doug added discussion about the walking path around Old Mill Park and possibly forming a committee to address recreational trails and bring them into our branding. Eric added discussion on the LEDC annual meeting. Mike added discussion on the Dollar General sign. Kyle added discussion on rail trail maintenance and on branding. Nat added a debrief on the community meeting Katie Crown held.

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

Duncan Hastings had sent out a correction to the August 27 minutes. The minutes showed him saying that the draft loan application forms will be more difficult to create than the appendices and checklists, but he actually said that the appendices and checklists would be more difficult. **Mike moved to approve the minutes of August 20 and August 27, 2018 with the edit suggested by Duncan to the August 27 minutes, Kyle seconded, and the motion was passed.** (*Kelly Vandorn arrived at 7:04.*)

Nat and Kyle said they hadn't yet had time to read the dog hearing minutes, so approval of those was postponed until the next meeting.

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

Rosemary handed out the final budget status report from last year. There is about \$60,800 in uncommitted cash on hand. Eric asked if there is any recommendation on how to apply the uncommitted cash on hand. Brian said he would like to see a little more go to the tax anticipation reserve fund. It is less than the advised amount and we haven't funded it very consistently in the last couple of years. Eric said another thought is replenishing the emergency management fund. Eric suggested that Rosemary and Brian come back with recommendations next month.

Rosemary said current taxes are 36% collected, which is slightly more than recent years.

The town received an application for a second class liquor license for Dollar General (DG Rental, LLC.) Kyle asked if all Dollar Generals sell alcohol. Rosemary said the one in Hardwick sells beer, at least.

**Nat moved to deny the liquor license requested by Dollar General, seconded by Kyle.**

Doug asked what the basis for the denial would be. (*Jessica Bickford arrived at 7:10.*) Eric said his concern is that the board has never denied an application for a liquor license without having some cause such as previous violation of liquor laws. He would not support the motion. Kyle said she wonders what impact it will have on Sterling Market. Eric said that is not something we can think about or we would deny any other store a liquor license. **The motion failed with Nat and Kyle voting in favor and Doug, Mike and Eric opposed.**

**Mike moved to approve Dollar General's liquor license application, with the usual letter to be sent, Doug seconded and the motion was passed with Kyle and Nat opposed.**

Rosemary said she and Jan are going to the annual Clerks' and Treasurers' Association meeting on Thursday and Friday.

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

Brian said Brian Krause has been working the last month with a heavy excavator we rented for the month and has completed several projects. We have two outstanding grants – one awarded this year and one being closed out this year which is 95% done. Now that the excavator has been returned the crew will finish up the last bit. The projects were on Grow Road and Prospect Rock Road.

The public works crew is at a training tomorrow. Paving has been completed. We are aware of some difficulties with driveways and a private road on Maple Hill and Collins Hill. The levels were not quite right after paving. We believe all the problems have been fixed. Wednesday the crew will do a final review to check for any remaining problems. (*Charles Gallanter arrived at 7:15.*)

Kyle said she can't remember if we did rail trail maintenance last year. (*Duncan Hastings arrived at 7:15.*) Brian said we mow it once per year. We could discuss doing it a second time next year and increasing the maintenance budget accordingly. This year we have received more requests for maintenance on it than in the past. Kyle asked if it has been mowed already this year. Brian said yes. He said the Friends of the Rail Trail asked if we could mow it twice a year. Some towns are mowing twice a year. Kyle said she would like to visit it being mowed twice a year. Brian said he will include that in a budget scenario.

Nat said we had some testing done next to the gravel pit and were going to have consultants look at the results. He is wondering about the status of that. We have a looming deadline of running out of gravel. Brian said he has been out to the site with a couple of consultants. He has been trying to find someone who can just confirm his and Brian K.'s laymen's interpretation of the results. We don't need to do a whole other project with a new report. The first couple of organizations he reached out to wanted to do their own study rather than helping us interpret our data.

Nat said he is concerned about the overall timeline of the project. He is afraid we are running out of time to figure out a place where we want to get gravel and take the purchase to the voters. Eric said Brian K. feels there is still a couple of years. Brian S. said it would be helpful for us to have a new site located more than one year in advance. He thinks we can expect to make a decision on this property before the upcoming town meeting, but if we

decline it he doesn't know if we can have a backup site before the next town meeting. But he thinks we could have another town meeting before we run out.

Doug asked if the Nadeaus have been asked about the samples. They have quite a bit of experience with gravel. Brian said they have seen the samples. They agreed they didn't look great, but took a more optimistic interpretation than Brian S. and Brian K. would.

**6. *Planning Commission Report***

Brian said the Planning Commission approved the resolution for the planning grant application for the light industrial park. (*Brian Raulinaitis and Jasmine Yuris arrived at 7:21.*) They will help craft a checklist and ease of use document for form based code.

Charles Gallanter said the Planning Commission will need to have one hearing on the enhanced energy plan. If they approve it then the town and village will also need to approve it. The village will have to have one public hearing and the town will have to have two.

Duncan said LCPC approved a budget with a \$20K shortfall with the caveat that if sufficient grant funds did not come in they would reduce their budget by \$20K. But 3 grants came in, so their economic situation is okay. They are losing their GIS planning person and will be looking to outsource those services to the Chittenden County Planning Commission. He is not sure if that will have an impact on our town. They are evaluating whether to rehire a GIS planning person or coordinate with another agency to share resources.

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

Duncan and Brian had a phone call with Cassie Bell and others from the Vermont Community Development Program. They were helpful and pretty receptive to the ideas Duncan and Brian put forward. Duncan said they strongly suggested that we not use the fund for standalone housing funding. The loan fund is considered federal funds and if federal funds are used the property has to be evaluated by a licensed contractor and the entire property has to be brought up to code. They said many state agencies are designed to do this work and it is best to go through those programs. Duncan brought up the idea of using our fund for supplemental funding and they thought that was a great idea. If someone went through a weatherization program, for instance, and they had a \$5K gap, they could use our fund. If someone wanted to borrow money just to buy a furnace maybe that would be a better use of the village loan fund than our loan fund.

Duncan said their strong recommendation was that smaller loans be limited to working capital. They don't have a specific definition of working capital. VCDP has been granting economic development loans with a rather expansive definition of working capital which includes purchase of equipment, inventory, insurance, payroll, or basically any expense involved in carrying on or expanding a business. We would still have to show low and moderate income benefit but if we loan for working capital then reviews for other criteria (environmental, historical preservation, floodplain, fish and wildlife, etc.) are not required. That would make applying for and granting money much easier. They suggest limiting smaller loans to working capital and leaving open the possibility of a full-blown review for larger loans. They didn't really discuss where the threshold was. Duncan's impression was that around \$50K was their idea of the lower end of what would be considered a big project. Brian agreed. He said he thinks a big part of their concern was the time it takes for the

process. Someone looking for a smaller amount of money might be put off by having to do a significant amount of paperwork and it might not be cost effective for us.

Duncan said he submitted the draft loan document to John Mandeville, who had a couple of suggestions for minor changes. He thought our interest rates were too low. Duncan told him the board's idea is get money out into the community rather than to build the fund. Duncan floated the idea of putting a floor on the loan rate to make it no less than the rate of inflation over the past 12 months. John thought that was reasonable.

Duncan asked if the suggestions he and Brian got should be incorporated into the draft. And will the board need another meeting to look at the draft again? Eric said he thinks we will need another meeting to go over it in detail.

Eric asked, how close are we to having a final product? How close is the state to being comfortable with it? Duncan said his strong recommendation would be to submit it to them for their review before the board adopts it. That could save time. He can have a working draft within another week. He has been working on the application forms but those depend to a certain extent on final decision the board makes.

Eric suggested a working session for October 1 and the board agreed to that.

Doug asked how to decide which funds loaned are supplemental funds that don't trigger a full review. Duncan said one way we could handle housing loans would be to make any loan we give conditional on the applicant already being approved for another funding program where there was a financial gap. Our loan funds would fill that gap. He thinks the key is to have the applicant run their application through another entity first. That entity will do the level of review we would otherwise have to do. If they went through the Capstone weatherization program, for example, and Capstone had a list of things they had to do to bring their property up to compliance and they didn't have funds for that we could consider that for funding, even though that is not technically gap funding. (*Walter Pomroy arrived at 7:39.*)

Charles asked which rate of inflation we would use. Eric said we haven't gotten to that. Doug said we may not want a rolling average. Charles said there are different rates, such as the core rate or the chain rate.

The board agreed Duncan should modify the guidelines to incorporate the changes discussed.

Duncan said the board had previously authorized Dean West and Duncan to discuss with the Vermont Studio Center the concept of removing the weathervane from the old town hall. They did have that discussion. Mike had questioned at the time whether we would want to display the weathervane at the municipal building or at the Historical Society building. Duncan thinks the Historical Society indicated they were primarily interested in having it available for display and that could be at the municipal building. He hasn't heard any more about the weathervane. Eric said he doesn't think anything has happened. Duncan said the Historical Society feels that every winter the weathervane stays up its condition deteriorates more.

Eric asked Brian to reach out to Gary Clark. Brian asked, do we want to host it here or at the Historical Society? Mike said he prefers to have it here. Eric said we had discussed maybe having a rotating display of historical artifacts here. Duncan said he thinks that is a great idea. Eric said maybe the weathervane could be here for some amount of time, rotated with other things. Nat said this building is not terribly secure. The lobby is often left open. We wouldn't want to just leave the weathervane in the lobby. Mike said he thinks it would be in a locked display. Eric suggested putting this on a work session agenda. Brian said he thinks we can tell the Historical Society to go ahead with it and until we have a place for it it can stay at the Historical Society where it is secure. The board agreed.

Duncan said a lift would be needed to remove it. Could the town provide a lift free or at a low cost? The Studio Center would like to put something back while the lift is there. Duncan said he doesn't think the Studio Center has decided yet what to put up in place of the existing weathervane. (*Walter and Duncan left at 7:46.*)

**8. *Library Trustees to Discuss Facilities Oversight***

Jessica Bickford said the current library trustees are all relatively new. They want to make sure they have a trustee keeping an eye on building and grounds needs. They wanted to clarify what aspects of the building and grounds are the trustees' responsibility and what is the town's responsibility. The highway department is already doing plowing for the library. Does it make sense for the library to be part of the town's contract for mowing? Could they get a better rate that way? There was a sinkhole by the library last spring. Someone from the village looked at it and eventually told the trustees to hire a contractor to deal with it. They are trying to figure out what they should go to a contractor for and when they should call the highway department.

Eric said we have looked to the trustees to manage the property. If the trustees need help they can come to the town and see if the town can provide assistance. If the library trustees hire a contractor they need to make sure there is money for it in the budget. If a large project is needed, such as a new roof, the trustees should put that in their budget and it would come before the board. It would make sense to include the library in the town mowing contract. Eric asked Brian to check into that. Brian said he will have it included in the next bid.

Doug said he thinks the library trustees should establish communication with Brian. We need to know about items that should be budgeted for in the town budget. The trustees need to be aware of their needs and get them to Brian. Brian said he starts working on the budget in December. Jessica said the library trustees usually start working on their budget in October. Right now they are looking at flood proofing options and grants and fundraising to pay for it.

Doug said the village provides utilities and has some equipment the town doesn't have. Jessica said the library trustees need a clear understanding of when go to the village trustees. Eric said they should start by going to Brian Story. (*Jessica and Kelly left at 7:53.*)

**9. *Lance Lamb to Discuss Lamb Road***

Lance Lamb said he is here to ask the town to consider throwing up Lamb Road. It is about 200 feet long and goes nowhere. It serves as his driveway. He brought a map showing where the road is. He and Chris Brown would like the town to throw up the road so no one goes up Chris's driveway to access it and no one parks in Lance's driveway saying it is a town road.

Lance said there used to be a bridge on the road but it is now gone. What Google Maps shows as Lamb Road is not where the road actually is. It dead-ends in fields. He was told that originally it went all the way to Hogback Road just below Ithiel Falls. Eric said he thinks that part of it must have been thrown up. On our official maps he thinks it is shown as a dead end. Brian said it is.

Eric asked if people are attempting to use Lamb Road. Chris said during hunting season especially people will sometimes drive up his road thinking it is a public access. What is shown as Anna Lamb Road on Google Maps is actually his driveway. Lamb Road used to meet up with his road. Brian said the section of Lamb Road that connects to Prospect Rock Road used to be much straighter. There was a driveway nearby. (*Peter Danforth arrived at 7:58.*) Then when the bridge was taken out the rest of Lamb Road became inaccessible and the driveway and Lamb Road have unofficially merged into one. Eric asked if people try to use the old official road. Lance said they seldom do. One man wanted to park on the road and Lance told him he didn't care. The man commented that even if Lance did care, it was a town road.

Mike asked if Lance has been troubled by deer jackers. Lance said there have been a few. He is building a new house and he doesn't want anyone driving in and wanting to park in his driveway because it's a town road. Chris said he needs to work on his road and he doesn't want to have to get permits from the town to work on his own driveway. He said the road has been maintained only privately, not by the town, for 60 years.

Mike asked what the process is to throw up a road. Eric said either a citizen can bring a petition and there can be a hearing or the selectboard can choose to start the process and have a hearing. The board has to do a site visit. All abutting landowners must be notified. The board has to make a finding about what is in the best interest of the town.

Doug asked if there are any other landowners by this road at any point. Lance said no.

Mike moved to start the process to throw up Lamb Road, seconded by Kyle.

Eric said part of the reason the town has been reluctant to throw up a public highway is that it is the town's asset. Once you give it up, it's forever gone. We don't know what Class 4 highways might be needed at some future time. If we needed it in the future it would have to be purchased again. He is not saying whether or not the town should consider throwing this one up. That is just why the town has not done it in the past.

Nat asked how many signatures are needed on a petition. Brian said a petition is only needed if the board decides not to take this up. He is not sure if it is 5 or 10%. Doug said he didn't think signatures were needed but he doesn't remember for sure. He would much prefer that the process start with a citizen than with the board. But if they have to get signatures that would change his mind. He doesn't want to put too much burden on them.

Mike and Kyle agreed to withdraw the motion.

Eric said at some future time the board may be looking at throwing up a number of Class 4 highways at the same time if there is not enough funding to maintain them in accordance with state requirements. (*Jasmine Yuris left at 8:10.*) He wonders if we should go slow until we know what we will do with all the Class 4 highways.

Nat asked how many people come into Lance's dooryard. Lance said he doesn't keep track. Nat asked, does it happen a dozen times a year? Lance said he wouldn't say it is that much. Prospect Rock Road does see a fair amount of traffic. Most people who park there ask if it's okay. He hasn't had his driveway blocked yet. When he first came in to talk to the board about throwing up Lamb Road the town was starting to talk about Class 4 roads being open to ATV's. He definitely doesn't want ATV's going past his house or through his yard. He would be more adamant if that were still in the works.

Charles read a section of statute that says a citizen may apply in writing for an "unidentified corridor" to be thrown up or the selectboard may initiate the process. But he is not sure if this is an unidentified corridor. Eric asked if we can follow up on this, maybe run it by our attorney. (*Lance and Chris left at 8:13.*)

#### **10. Stormwater Planning**

Peter Danforth, the director for the Lamoille County Conservation District, said he has been overseeing stormwater master plans for Hyde Park and Morrisville. It is not too difficult to get a grant to develop a stormwater master plan. The plan is intended to help identify and prioritize future stormwater management practices based on stakeholders' needs. LCCD would administer the grant and usually a consultant would help with the study. The study takes about a year. It will identify up to 25 potential projects. Those could be narrowed down to about 5 that the town probably could get an implementation grant for the next year. Peter described some of the existing data that would be used in the study. Information would also be gathered from any local stakeholders. A consultant will do their own data analysis, merge all the information and work with the town or village to determine and rank different sites. Peter handed out some examples of what has been done in Morristown and Hyde Park. He described some of the variables used to rank sites. He said it would not take much on the town's or village's part as far as money.

Eric asked what Peter is looking for tonight. Peter said he recommends that the town do a stormwater master plan. It has helped Morristown and Hyde Park determine what their needs are. It gives an objective viewpoint. He is looking to see if there is support from the town or village. Eric said the village has stormwater drains but no highways. Peter said he talked to the village last Monday and they were very supportive but they would need to work together with the town.

Doug asked, will we look at the Pomerleau shopping center? They have an extensive amount of asphalt. Are we saying we will address stormwater issues on the property ourselves or help them address the issues? Peter said usually if there is a project that comes out of it there will be a lot of different people involved – the landowner, the town or village, himself, the consultant, and whoever has a stake in it. The DEC is providing funding out of the Clean Water Fund. But if we don't know what we're doing we can do a project that ends up causing problems down the road. This allows to us see all the moving parts and look at the whole watershed. In Hyde Park they established a stormwater treatment matrix in one area. They

realized there were many different points affecting each other. They may not have seen that without the study and they might have created a bigger problem downstream.

Doug asked, would this address our Class 4 roads? Peter said they will be within the assessment. He doesn't know if they will be ranked high enough for a project.

Nat said Peter had mentioned 2 previous studies. It seems like we have spent quite a bit of time studying our back roads and making substantial financial investments to bring them up to the standard. This seems like another layer of study on top of studies that have already been done. Peter said the pre-existing studies are one part of a system. This is way of seeing the whole picture so we can do projects in the right place at the right time. It is a way of consolidating the data. It is intended to save money because it keeps the town from rolling out a project that seems good at the time without realizing what it will do downstream. The intent is to make it easier to make decisions. It also brings different agencies together. The town and village will have to talk quite a bit. So far the selectboards from Hyde Park and Morrisville have been very satisfied.

Mike said we just want to make sure there is no redundancy here. Even if there is a grant it is still costing somebody somewhere something. We want to make sure we are good stewards of that money. Peter said he will argue that a master plan will prevent redundancy.

Doug asked if we get permitting out of this. Peter said whether a project is worth getting permitting can come out of this. Some projects may require permitting. There is usually not much permitting involved.

Doug said the Gihon River is eating backyards. Is that a stormwater issue? Peter said it could be. Anything putting sediment into a watershed can be a stormwater issue.

Does asked if ag usage is involved. Peter said it could be, if a stormwater issue comes from ag usage.

Nat said the reason behind this is logical, but it seems like every year or two there is an opportunity for another grant for stormwater. It seems like the efforts are not well thought out by the state. They are throwing a lot of money around.

Mike said he thinks it is safe to say this will cost the town some money. Eric said it sounds like there is a very good chance the study will be funded. It will identify priorities. From that step are we going to have funding to help us? That will be the real cost, when we are doing the projects.

Peter said when we get to that point, it is his job or the Planning Commission's job to look for money for that. Usually what happens is that there is some other project happening that makes it a good time to do stormwater treatment at that spot, merging two projects. If the town has all the information it will be easier to make decisions about merging projects.

Mike said he thinks we should move forward with it. Doug and Kyle agreed.

Eric asked what Peter needs. He said he needs a letter of support before the next deadline in January. He will get a letter of support from the village as well. At this point that is all that is needed. As far as the matching portion of the grant he thinks the match can be town resources.

Doug asked if Peter's board is behind him. Peter said yes. They pretty much support him on what he decides to go forward with. Mostly there has been a logical progression. Johnson seems like geographically it is in a place where it needs as much help as it can get with stormwater. He is trying to work with the college on a project they are doing. He is also trying to convince them to do a stormwater master plan. *(Peter left at 8:46.)*

**11. Administrator's Report and Action Items (continued)**

Nat suggested going to the ice rink item. Brian Raulinaitis said he is interested in helping maintain the ice rink. He lives across the street from Legion Field.

Doug said the biggest hurdle is weather. Eric said the last few years it has been too warm during the time when we would have built the ice rink. The town would clear the area with a loader and the fire department would dump water there. But the weather hasn't cooperated. Brian R. said quite a few towns had ice rinks last year. Kyle said she thinks we dropped the ball. Brian S. said a big issue is when the ground is frozen enough to drive a full size loader on it. Maybe we can use smaller equipment.

Eric said he wants the fire department on board. Brian S. said the water at the park is not suitable for winter access. The meter horn would freeze. So at this time it is a seasonal hookup. Eric said there is a fire hydrant there that used to be used to establish the ice. Brian said it may be worth buying a liner. Eric said we did that one year. We can't get a loader on it to clean it. Brian R. said a liner makes nice ice and then more people are willing to clean it.

Kyle thanked Brian R. for volunteering. Is he thinking mainly of shoveling snow? Brian R. said yes. He would keep the ice resurfacer. He wouldn't want to pay for all the water but he could bring some water on his truck. If there is access to a snow blower he could keep it in his garage. He can mop the rink with water to improve the ice.

Eric said the board would have to authorize Brian R. to do this work but he doesn't see anyone who would stop him. Nat said a liner won't cost a lot of money. He thinks the town should pay for it if he needs it. Eric said if there is support from the board, the board should ask Brian to come back as we get into winter to talk about supplies he needs.

Doug asked about the role of the Rec Committee. Nat said they have some equipment they could lend. Doug said he thinks Brian ought to at least coordinate with the Rec Committee. Nat said he will bring this to the Rec Committee.

Brian R. said there is question of what size the rink should be and where it should be. Will we worry about the water line running under the field? Eric said he thinks we should avoid the water line. Brian S. said we will have Dig Safe mark the water line and he and Brian R. can site where the rink can fit and how big it can be. He can price out two-by-fours and a liner. The board thanked Brian R. *(Brian R. left at 8:54.)*

Brian suggested nominating Duncan Hastings for a Vermont Town & City Management Association award for his past service to the town. The board agreed.

Brian said if the board approves of the application for the Municipal Planning Grant to support final engineering of the planned light industrial park then the board will need to adopt a formal resolution to submit it for funding. We know we need to update the plan to address stormwater and some road issues. The grade of the road as currently planned is too steep for modern standards. We will put it out to bid but Ruggiano will likely be the low bidder. They can make plan updates and any funds left over will go for permitting. Any funds left over after that will go for site preparation. We are applying as a model project for other communities. That is a priority the state has. This is a way of developing economic activity out of the floodplain to increase sustainability. He thinks it is a good candidate as a model for other communities. That will be our avenue to try to get approval.

**Mike moved to adopt the resolution to submit the application for the Municipal Planning Grant to support final engineering and permitting for the planned light industrial park, Kyle seconded and the motion was passed.**

Brian suggested adding Rosemary's name as alternate advising official. There was some discussion about where her name should be added. Eric said Rosemary and Brian can work out what is appropriate.

Brian said the town and village sponsored a very successful candidate forum 2 years ago. This year there are many fewer candidates running. He might recommend not hosting a forum ourselves this year but throwing our support behind a candidate forum that is being hosted at the college on October 24. The board agreed to that.

Brian and Eric met with Gordy and Meredith to talk about modifications to the town sewer service area. Walter had suggested that the town allow the village a free hand but there was not a lot of appetite for us throwing up all input and control. The suggestion has been made that using the sewer to control growth might be a kind of "end run zoning" and that that might not be a permissible guideline for choosing where to allow development, but we probably can choose whether to allow sewer line expansion based on impact as long as we can state what that impact is. Eric suggested allowing development along Class 1 and Class 2 roads, limiting the financial impact on town residents who are not sewer subscribers. That would limit growth of development and traffic on roads that don't see the same contribution from the state and shouldn't have too big an impact on town residents who are not sewer subscribers.

Eric said the trustee board wanted the ability to expand sewer lines from border to border in the town. The thought was to give some guidelines for the two boards. The concern Eric expressed was that if the village extends a sewer line down a road like Lendway Lane and there is a huge development there it could force the town to spend money upgrading that highway and that might be an area where we don't want to see growth. If sewer service is expanded on a Class 1 or Class 2 highway, at least any development would not cause us additional cost. We will check with our attorney and get his thoughts on whether we can use the highway class to control where the sewer district goes.

Doug said he thinks the appropriate body to consider this is the Planning Commission.

Mike said we don't want to give up our allocation of reserve sewer capacity. Eric said we won't need it. The only reason we had it was so we could allow additional hookups outside village limits. If we give the village authority to go anywhere we say they can go, they can decide. Mike said we shouldn't give it up because of the industrial park. Eric said they are planning on the industrial park because they need that revenue. We won't need sewer capacity. Mike said we shouldn't give it up.

Doug said he is opposed to the selectboard doing this planning. He thinks it should be done at the Planning Commission level. Infrastructure is the future of our community and it should be planned really well. The Planning Commission's job is to do that planning for the future. He agrees that we should not hurry to give up our sewer capacity allocation.

Nat said he thinks we should hurry to get rid of the East Johnson sewer system. The village is tying questions about the sewer service area to that. He believes we were going to ask our attorney to draw up paperwork for the transfer. Brian said we have made the request but we don't have the papers. Mike said the village agreed to take that over and they need to take it over. They don't need to tie it up and say they won't do it unless we do something else. Eric said he thinks we will have to have a joint board meeting. Nat said we had one and that's what they said they would do. He wants to draw up papers and sign them.

Eric asked if he is hearing that the position of the board is that we should separate the issues – convey the East Johnson sewer line to the village and then talk about everything else. Mike said yes. Doug said the issues are not tied together. They are separate. Nat said he doesn't believe the majority of the trustee board wants to tie those things together. He thinks that is happening behind the scenes.

Doug said he thinks we should have a future discussion when the Planning Commission has looked at this and made a recommendation. Eric said we need to talk to our attorney to see if we can determine where we are going to extend the sewer system outside the village limits.

Brian said the village trustees will be meeting on October 15, our next regular meeting night, and they asked if we would consider having a joint meeting to talk about the future of the town sewer service area. Mike said he is surprised that it wasn't even mentioned in the meeting with Gordy and Meredith that they said in December that they would take over the East Johnson sewer line. Doug said he doesn't think we are ready for a joint meeting. Eric agreed.

Revision Military would like to use Old Mill Park again for their company picnic and kickball game. Last time we added a condition that they had to allow access to the sheriff's department and cooperate with them because they were going to serve alcohol.

**Mike moved and Nat seconded to approve a facility use permit for Revision Military's company picnic at Old Mill Park with the same conditions as last year.** Kyle asked if they picked up well afterwards. Was there any complaint? Brian said he had no reports about

them. Brian said he checked the date on the Rec Committee calendar. **The motion was passed.**

**Nat moved to approve Katy Voyer's request to use the pavilion at Old Mill Park for a birthday party, Mike seconded and the motion was passed.**

Brian said a lot of people have expressed some interest in being on the development review board. It would probably be appropriate at this point for the selectboard to hold a welcome session for them and give them a chance to meet and ask questions and give them more detail about what will be involved. We can let them set some of their own guidelines and expectations. We have posted a request for membership.

Eric asked how many are interested. Brian said he thinks 6 so far. Mike asked if many are village residents. Brian said at least 2 or 3 are and there are a few he is not sure of.

Doug and Kyle said they think having a DRB meeting is a good idea. Brian said he was going to invite LCPC to talk about the role of the DRB. Eric said at some point the board has to appoint members. Brian said first he wants to find out who is definitely interested. So far we have no letters of interest, just people who have said they may be interested. Brian said he would like to confirm with a facilitator before setting a date for the meeting. He would like to bring in someone with direct experience.

Brian said the work on the municipal building is virtually complete. He thinks the only thing left outside is hooking up the light over the entryway. Stanley also wanted to repaint our drop box. The issue is that we have reached our estimated cost with the last check we sent out earlier this month. We will have almost a full month of work over the estimated cost.

Doug asked if we could use part of the uncommitted cash on hand for this. Brian said it is probably a good consideration for use of some of that money. He asked if the work started in the previous fiscal year. Rosemary said, no, it was all done this fiscal year. Brian said we could make a contribution to the building reserve fund and draw from there.

The sheriff's department monthly report was sent out.

Nat said there was an article in Seven Days recently about sheriffs' salaries. He asked Roger Marcoux about it and was pleased to learn that of the 5% of our contract Roger is eligible to pay himself, he pays himself less than 3%. Eric said according to Seven Days Roger is the second highest paid sheriff in the state. Nat said he thinks Roger probably does more than most sheriffs. Brian agreed. He has more contracts than most. Eric said Roger has started a lot of initiatives. Doug said some people look at taxes and some at initiatives. Nat said out of a three and a half million dollar budget Roger is taking home around \$145K and giving up around \$80K a year that he is entitled to. Kyle said what she found disturbing in the Seven Days article was the lack of oversight in general.

Brian said in addition to the Municipal Planning Grant for the light industrial park he thinks an EDA grant is likely. Grant funds will pay for final engineering to update the roadway and site for current development standards. There is a spur road that was sited for possible

residential development. The recommendation we are getting is to develop it just as an industrial park. That will bring construction costs down as we will need less road and infrastructure. At town meeting he thinks we said whether we want to turn any of the site into residential development will depend on what our anchor tenants are and whether they are compatible with residential development.

Brian has been communicating with Jim Mahoney of MSI. They are interested in developing their gravel pit property into an industrial park. There could be development at the MSI property, the Jewett property and on Railroad Street. He thinks all of those are compatible and complementary. He thinks each area would serve different needs. The MSI property won't have the same infrastructure as the light industrial park. The bridge on Railroad Street limits access for heavier trucks.

MSI is very interested in working with us on economic opportunity zones. In an economic opportunity zone an individual can choose to loan funds to us that they would otherwise have to pay capital gains tax on. The money could be loaned for a project like either of our light industrial parks. We are interested in setting up, hopefully with some state support, a fund that could pay out to a couple of different projects. People might be able to get money from the fund when they want to come into the industrial park. There are not a lot of federal guidelines yet on how to create this.

Brian will be meeting with the Act 194 rules committee. They are seeking input on barriers to industrial development in Vermont.

Brian spoke to Ken Libby and Don Foote about making sure real estate people can let people know about funds we have available. He thinks there is significant interest in the light industrial park.

There are no updates on old business.

#### **12. Annual LEDC Meeting**

Eric said the annual LEDC luncheon is on October 25. Brian said he is already double-booked that day. Mike, Doug and Eric said they will go.

#### **13. East Johnson Street Lights**

Brian said he has heard from a number of individuals who are unhappy with having the East Johnson street lights out. They are concerned with having lights off after Daylight Savings Time ends when roads may be icy. One individual fell recently. They would like the lights turned on.

Nat asked how many lights are out. Brian said he thinks 3. Nat asked if the concern is on Sinclair Road or 100C or both. Brian said both. We didn't turn the one on 100C back on. When the village does work in that area they would like to not put the light back up after that, so he turned on one on Sinclair that won't be affected by the village's work. Mike said he would like to hear how many people are happy with the way it is vs. how many aren't. Eric asked if these people know why we took this action. Brian said yes. Eric said no matter what cuts we made to our budget someone wouldn't be happy. The board decided not to take any action.

**14. Old Mill Park Walking Path**

Doug said he thinks we should ask Brian Krause to take a look at the walking path at Old Mill Park and what it would take on an annual basis to keep it up. He thinks we are neglecting it. Eric asked Brian to bring that up with Brian K.

**15. Committee on Recreational Trails**

Doug said he and Eric Nuse are interested in trying to get a committee together to work on recreational trails to try to get money into the community from the outdoor recreational community. It is an unserved need.

**16. Dollar General Sign**

Mike said the unnecessary Dollar General sign on Route 15 bothers a lot of people. He doesn't particularly like it himself. In Jericho the Dollar General has a much smaller sign. The Hardwick Dollar General doesn't even have a sign on the side of road, just on the building. He thought the board could draft a letter asking them to remove the sign next to the road. The building has a big enough sign on it. Board members agreed. Eric asked Brian to draft a letter. Brian said he will try to do it for the October 1 work session.

**17. Branding for Johnson**

Kyle said she doesn't want the conversation on branding dropped. We applied for a grant we didn't get. She is wondering how we can rekindle the conversation. Johnson Works members would really appreciate this. So many entities could benefit. Eric said to make it happen someone has to take the lead. Kyle said she would like to do that. She wonders what that would mean.

Brian said we have the draft we made for the RFP. We had thought we could spend what we would have spent on matching funds for the grant. He thinks we actually went out with an RFP and didn't get a response. Our price point could have been too low or we might not have advertised in the right spaces. We can try again. Probably the appropriate thing is to save this for next year and make sure we have a budget item for it.

Doug asked what Kyle was thinking of. She said she is not trained in doing professional branding. She was thinking about meeting with people, continuing the conversation and making connections.

Brian said on October 25 there is a Vermont City & Town Managers Association meeting. He is on the board of directors and he got a training on branding and marketing included in the conference. He is hoping he can start to identify who to contact to reach people who are thinking about Johnson. He thinks maybe we can do more in house rather than hiring a consultant. We can do some of our own literature and maybe we can take out some ads or work with points of contact such as the college or real estate agents.

**Doug moved to authorize Kyle to work on behalf of the selectboard with regard to branding for the Town of Johnson, Mike seconded and the motion was passed.**

**18. Community Meeting Debrief**

Nat said about 10 or so people were at the recent community meeting. Two main topics came up. One was the condition of buildings, especially on Main Street in the village. The community loan funds and tax stabilization were brought up. The second was concerns over the racist incident that Studio Center visitors from out of town experienced. That ties into Johnson's branding. Major institutions like the Studio Center, NVU, and Laraway bring jobs

and tax revenue to the town. They bring people into town from other areas. A few incidents of racism could hurt our reputation as a town. People at the meeting wanted the selectboard to be thinking about it.

Eric asked if there was just a single incident. Nat said Kathy Black said no. He said he doesn't have any solutions but if something happens again he thinks the board should be prepared to come out with a statement to say there is no room for this here.

Kyle said she has talked to Johnson Works and individual business and home owners about getting "Hate has no home here" signs and putting them up. They can be seen all over in Hyde Park Village and they have been very well supported. They are creating a sense of welcomeness in Hyde Park. There are no reports she knows of about people questioning why the signs are there. Hopefully the signs will start going up on private property in the village soon.

Kyle said one thing she heard people saying about the community meeting was that it was too bad people felt they had to have that meeting rather than being able to bring up issues to the selectboard. We should always work hard to make people feel welcome to come to the selectboard.

Doug said racism in America is a complex issue. We won't change people's attitudes but we can make affirmative statements. People are pretty set in what they believe. Nat said we can make people visiting from other places feel welcome by the signals they get, such as a sign that will send a message. Doug said he thinks we can make statements.

**19. Adjourn**

The meeting was adjourned at 10:01.

*Minutes submitted by Donna Griffiths*