

## ROCKINGHAM SELECTBOARD SPECIAL MEETING

Tuesday, September 20, 2016

Present: Lamont Barnett, Joshua Hearne, Ann DiBernardo, Peter Golec

Absent: Stefan Golec

Also Present: Willis Stearns, II, Municipal Manager; Kerry Bennett, Recording Clerk; Listers – Camilla Roberts, Mike Harty & Paul Noble; SeVEDS – Laura Sibilila, Kristen Mehalick, Santina Laparoty; BF Historical Society – Gary Fox, Stewart Reed, Chris Glennon, Andrew Smith; Susan Hammond

Press: Kevin O'Connor; FACT8; Tory Jones Bonenfant, Eagle Times; Susan Smallheer, Rutland Herald

Call to Order: Special meeting at the Rockingham Meeting House was called to order at 5:30 p.m. by Chairman Lamont Barnett

Additions to the Agenda for Routine Administrative Matters and/or Pressing Matters that will require ratification at a future meeting: None

Approve Minutes of September 6, 2016: *Peter Golec made the motion to approve the minutes of September 6, 2016 as printed. Motion was seconded by Ann DiBernardo. Motion passed.*

Public Comment on Items Not on the Agenda: None

### Manager's Report:

- Lawn & Leaf Debris Pick Up will occur from October 1 through November 30, weather permitting, on Mondays & Fridays only.
- Bellows Falls Village Water Department will be flushing hydrants from October 3 to October 21 in the Bellows Falls Village.
- An email was distributed to the Board regarding the possibility of a parking lot across from the Post Office. Land is owned by TransCanada.

### Agenda:

1. SeVEDS: Laura Sibilila, Kristen Mehalick & Santina Laparoty were present to update the Board on SeVEDS projects. A handout was distributed to the Board and those present from SeVEDS and Brattleboro Development Credit Corporation and gave a brief overview of the items in the update. Mehalick stated that they were looking for projects for the CEDS (Comprehensive Economic Development Strategies) and the process for submitting a project is available on line or anyone may contact her. Barnett thanked the group for coming and suggested they return at a later meeting when more time is available.
2. Listers Office: Rockingham Listers Camilla Roberts, Michael Harty & Paul Noble were present to answer any questions.
  - a) Errors, Omissions and Additions – Grand List 2016-2017 dated September 20, 2016 was explained by Lister Camilla Roberts showing a net change to the Grand List of -\$2,313.76 for the Town of Rockingham and -\$878.62 for the Bellows Falls Village. *Ann DiBernardo made the motion to approve the Errors, Omissions and Additions dated September 20, 2016 as presented. Motion was seconded by Joshua Hearne. Motion passed.*

3. Highway Department

- a) Access Permit – Pleasant Valley Road: Stearns noted that the Highway Superintendent has reviewed the application and visited the site and his recommendations are noted on the Access Permit. *Joshua Hearne made the motion that the Selectboard approves the Access Permit for Priscilla Lambert as presented. Motion was seconded by Ann DiBernardo. Motion passed.*

4. Leases

- a) Green Lantern Lease Discussion: Barnett stated that this item was discussed briefly at the last meeting and it was decided to discuss this further at tonight's meeting. Barnett noted that he got the impression that the board members did not want to continue with lease negotiations for a solar array in the gravel pit. Hearne noted that there is a significant lack of available commercial property available and feels that this should be left for that type of development. DiBernardo asked how much acreage was at the pit. Stearns stated that there is 42 acres and Green Lantern is proposing to use 3.9 acres. Stearns also noted that the location that is being requested would leave a ring around the site that would also be unavailable for use. Golec agreed with Hearne that the Town should retain this property for future development. Susan Hammond stated that the Lower Bartonsville residents were concerned about lighting from that project. Barnett stated that there is a berm that would shield the area from Lower Bartonsville.

Ralph Meima was present from Green Lantern stated that he understood the Town's reluctance but the site in question is an excellent site for a solar array. Meima also noted that after the array was decommissioned in 20 years the site would be available for re-development. DiBernardo asked how much revenue the Town would receive from taxes. Meima stated that it would be approximately \$9,000 each year for 20 years, \$2,000 to State education tax and also an approximately \$2,000 in solar taxes each year.

Barnett asked the Board if they wanted to continue with lease negotiations. Stearns stated that the Board had voted at a previous meeting authorizing him to enter into lease negotiations and if the Board wanted to cease a new motion should be made. *Josh Hearne made the motion that the Board stop negotiations with Green Lantern for a solar array in the Town gravel pit. Motion was seconded by Peter Golec. Motion passed.*

- b) Review & Sign TLR Lease – Town/BF Historical Society: Stearns reported that the Town attorney and the Historical Society's attorney had been working on a lease and he had received this via email earlier today. This was distributed to the Board members just prior to tonight's meeting. Stearns stated on review there were a few typographical items but his main concern was under item #9 which allows the BFHS to apply for local, regional, state and federal grants, etc. and that the Town agrees to cooperate in the preparation and sign or co-sign these applications. Stearns noted that most of the grants would require that the Town apply and should the property eventually be sold to BFHS the Town would still hold the grant and any matching fund requirements and these funds would not transfer to BFHS with the sale. Gary Fox spoke on behalf of the BFHS and agreed that a lot of funding opportunities do require municipal participation. Barnett suggested that the language be changed to something like the Seller (Town) may

cooperate instead of shall. Fox also suggested that should the language be changed that the Revolving Loan Fund be the exception and that the BFHS could apply for these funds. Golec noted that these funds are loan funds, not grants, and would require payments with interest if this was approved. Hearne stated that he felt the Town was not in a position to match grant funds for this project and wants to see that the Town is protected. After discussion it was decided to send this back to the attorneys with these concerns and to put this on the October 4 agenda.

5. Recreation Center Repair Update: Stearns stated that a tentative contract was received from Ingram that was extremely lengthy and was sent to the Town attorney for review. Both he and the Town attorney felt this contract did not fit the project and has been sent back to Ingram with these concerns. Stearns did note that the contract may have Ingram hiring the sub-contractors but liens would be provided to the Town by the subs. This will be put on the next agenda hopefully for approval.
6. Town-Owned Property Update: Stearns stated that this item can be skipped as there are no updates on any of these properties at this time.
  - a) 34 Old Terrace
  - b) 42 Hyde Street
  - c) 456 Rockingham Road
  - d) 38 Green Street
7. Selectboard Items
  - a) Cemetery Maintenance Bid Award: Stearns noted that a memo was provided to the Board in their packets with a bid from E. Clark Landscaping with an additional quote of \$600 per season to trimming the front slope at the Rockingham Meeting House. *Peter Golec made the motion that the three-year Cemetery Maintenance Contract (January 2017- December 2019) be awarded to E. Clark Landscaping at a cost of \$5,000 per month as noted above, \$600 per season to mow the field at the Rockingham Meeting House from May through October of each year, and \$600 per season for trimming of the front slope of the Rockingham Meeting House. Motion was seconded by Joshua Hearne. Motion passed.*
  - b) Vilas Bridge plaques: Barnett stated that he had asked that this item be on the agenda to discuss what possibly happened to the plaques on the Vermont side of the Vilas Bridge. Barnett stated he does not recall what the plaques were, what they said or how many there were. It was the consensus of the Board that Stearns make a call to the New Hampshire Department of Transportation to see what he can find out.
  - c) Letter of Support VT Dept. of Environmental Conservation for easement – Stickney property on Route 121: Stearns noted that a request was received from the Department of Environmental Conservation for a letter of support from the Town for the property now owned by Richard & Barbara Stickney for an easement on this property due to the significant flood resiliency and water resource values on this property. Stearns stated that the Stickney's were in favor of this. *Joshua Hearne made the motion to authorize the Selectboard Chair to sign the letter of support for this easement as presented. Motion was seconded by Ann DiBernardo. Motion passed.*

Review Overtime & Comp Time Report: No comments or concerns.

Review Agenda Items for Next Meeting – October 4, 2016:

- Rec Center
- TLR Lease
- Budget Goals
- Possible request from Chroma for revolving loan & tax stabilization

Review Agenda Items for Joint Board Meeting - November 29, 2016

- Manager evaluation form
- Streets & Sidewalks

Review & Approve Orders, Bills & Warrants: *Ann DiBernardo made the motion to approve the orders, bills and warrants as presented. Motion was seconded by Peter Golec. Motion passed.*

Other Business:

- DiBernardo noted that she had a discussion with the wife of one of the owners of the Windham Hotel and asked what happened with the Zoning Board to stop the progress of developing the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the building. Stearns stated that he was not aware that anything had been presented to zoning but will find out.
- Susan Hammond noted that there is a meeting in Chester about the Williams River corridor that she will be attending.
- Gary Fox noted that there is a ribbon cutting on September 29 for the CEDS project – the New England Center for Circus Arts.

Executive Session: No executive session was necessary.

Adjourn: *Peter Golec made the motion to adjourn the meeting at 6:35 p.m. Motion was seconded by Joshua Hearne. Motion passed.*

Attest: \_\_\_\_\_  
Kerry Bennett, Recording Clerk