

BARRE TOWN SELECTBOARD MEETING AGENDA  
December 8, 2009

PILOT: Executive Session: personnel

6:30 p.m.

1. Call to order 7:00 p.m.
2. Pledge of Allegiance
3. Consider approving minutes from meeting of December 1 meeting
4. Announcements
5. Receive guests (for non-agenda items).
6. Consider approving a resolution honoring those working on SB Electronic expansion.
7. Review Wilson Industrial Park land prices.
8. Report on Ancient Road Committee progress.
9. Approval of the 5-Year Equipment Plan
10. Consider acquiring drainage easement.
11. Consider approving amendments to the smoking policy.
12. Consider approving weekly accounts payable warrants.
13. Miscellaneous
14. 'Round the Table
15. Executive Session: real estate, personnel
16. Adjourn

PILOT: *On a motion by Gagne, seconded by Fish, the Selectboard voted unanimously to go into executive session at 6:30 p.m. to discuss personnel. Mike Martel was invited to attend.*

*On a motion by Gagne, seconded by Fish, the Selectboard voted unanimously to come out of executive session at 6:58 p.m.*

**BARRE TOWN SELECTBOARD MINUTES**  
**December 8, 2009**

The duly warned meeting of the Barre Town Selectboard of December 8, 2009 was held at the Barre Town Municipal Building, Selectboard Room, Lower Websterville at 7:01 p.m.

The following members were in attendance: Jeffrey Gagne, Jeff Blow, Jeff Newton, Marion Fish, and William Wolfe.

Selectboard Minutes of December 8, 2009 continued:

## **REGULAR MEETING**

Attendance for the regular meeting included: Town Manager Carl Rogers, Town Clerk-Treasurer Donna J. Kelty, Management Intern Kelly Houston, Town Engineer Harry Hinrichsen, Zoning Administrator Christopher Violette, DPW Superintendent Steve Blondin, Asst. DPW Superintendent Scott Lamson, Darren Winham, Sam Matthews, Bernie Chenette, Ross Montgomery, Jay Hrubovcak, Tom Bailey, Kroy York, Mike Martel, Louis Martin, and Attorney Michael Monte.

### **CALL TO ORDER**

The meeting was called to order at 7:01 p.m.

### **PLEDGE OF ALLEGIANCE**

Those present recited the Pledge of Allegiance.

### **MINUTES**

*On a motion by Fish, seconded by Gagne, the Selectboard voted unanimously to approve the Selectboard Meeting Minutes of December 1, 2009.*

### **ANNOUNCEMENTS**

1. The Barre Town Fire Department is selling calendars to benefit the Fire Department's auxiliary. The calendars are fifteen dollars and can be purchased at the Municipal Building.
2. Budget season is right around the corner. The Town Manager's Office is now taking names of residents who would like to be on the Budget Committee. If you or someone you know is interested, contact the Town Manager's Office (479-9331) or [crogers@barretown.org](mailto:crogers@barretown.org).
3. Barre Town provides residents with access to winter sand. Sand for public use is located just outside the DPW yard gate on Websterville Road. Stock up before winter conditions arrive.
4. Petitions are now available for the March School Board of Directors election. There is one seat on the Spaulding Union High School Board and two seats on the Barre Town Elementary & Middle School. For a petition contact the Town Clerk's Office.
5. Notice: As the calendar year comes to a close, it is time to start thinking about filing your HS-122 Homestead Declaration form.

**GUESTS - None**

### **RESOLUTION: SB ELECTRONICS EXPANSION**

Background: This past August, SB Electronics was awarded a Department of Energy grant. The Barre Town Department of Public Works, Planning and Zoning, and area economic development agencies have been under a lot of pressure to get the Wilson Industrial Park expansion ready for the SB Electronics facility construction. Major

Selectboard Minutes of December 8, 2009 continued:

deadlines and priorities have been met and are up to date. Progress would not be possible without the work of Town staff from various departments or Bernie Chenette, Darren Winham (Barre Area Development), and Sam Matthews. This resolution is to honor and recognize their hard work and dedication to this project.

*On a motion by Wolfe, seconded by Fish, the Selectboard voted unanimously to adopt "Resolution #10-09, A Resolution Of The Town Of Barre, Vermont Acknowledging And Displaying Gratitude For Work On The Wilson Industrial Park As It Pertains To The SB Electronics Expansion."*

The resolution was read by Jeff Gagne. Those present to receive resolutions included: Town Manager Carl Rogers, Management Intern Kelly Houston, Town Engineer Harry Hinrichsen, DPW Superintendent Steve Blondin, Assistant DPW Superintendent Scott Lamson, DPW employees Louis Martin, Tom Bailey, Mike Martel, Jay Hrubovcak, Kroy York, BAD Director Darren Winham, Bernie Chenette, and Samantha Matthews.

### **REVIEW WILSON INDUSTRIAL PARK LAND PRICES**

Background: During the September 3, 2009 Selectboard meeting the town received an appraisal report from Martin Appraisal Services Inc. At the time, the board requested an appraisal be conducted to identify lot values within Wilson Industrial Park (WIP). Mr. Martin's assessment was centered on the following facts:

- There are 40 acres of vacant land in the park.
- Lot sales range from 1 - 10 acres.
- The WIP has average market appeal with less than ideal access for large trucks.
- There is limited demand for industrial properties.
- The market does not illustrate expansion.

Given these facts, as well as taking into account comparable properties in the region, it is the opinion of Mr. Martin that "the general values for industrial lots are in the range of \$15,000 and \$30,000." In the past Barre Town has sold at \$24,000 per acre. The Selectboard received a copy of the report for review prior to the meeting.

Samantha Matthews, Ross Montgomery (Redstone), and Darren Winham were present for the discussion. Mr. Montgomery provided the Board with his market analysis on the WIP land pricing. He recommends a sliding scale to factor in conditions such as but not limited to size, topography, and industry type. Given the current economy he is suggesting the per acre price range be \$19,000 - \$23,000.

Ms. Matthews and Mr. Winham both agreed the Town should consider using some type of brokerage firm to market their lots. During the discussion the following points of interest were discussed:

- The WIP houses "world class business" and the park should reflect this.
- Having subdivided lots makes marketing easier.
- The WIP is in a perfect location, between Canada and Boston, close to I-89.
- Currently the park is gearing toward recruiting green industries and specialty foods.
- The Board should consider setting aside a portion of the park for rail infrastructure
- Barre Town is receptive and very cooperative to economic development.
- The WIP has infrastructure already in place.
- Should the Town choose to list the property with a real estate broker Sam Matthews and Darren Winham have pledged to continue working with the Town and the broker.

Selectboard Minutes of December 8, 2009 continued:

BAD Director Darren Winham informed the Selectboard the proposed revolving loan fund (repayment proceeds from SB Electronics CDBG) guidelines look very favorable at this point. He further informed the Board that Barre City, who has also received a CDBG grant, would also like BAD to assume their repayment proceeds and combine them with the Town's revolving loan fund.

Blow asked that the record reflect this is yet another venture whereby Barre Town and Barre City are doing something together to benefit our community.

### **REPORT ON ANCIENT ROAD COMMITTEE PROGRESS**

Background: In July 2009 Town Engineer Harry Hinrichsen gave the Selectboard a report on the status of the Ancient Roads Committee. He reported on deadlines to complete grant work declaring unknown roads and acknowledging Town highways. Mass discontinuation and unobserved highways are to be confirmed by July 1, 2010.

One important deadline which needs to take place by December 31, 2009 is to identify, place on an agenda for Public Hearing with the Selectboard, roads that are not already listed as Class 1-4 or legal trails in Barre Town. If roads are not in any of these categories that the Town still lays claim to, it is important to add them to the highway mileage certification maps and submittals for the February 10, 2010 filing.

The Town Engineer was present and gave an update on the GPS activity this summer (obtaining coordinates for trails/unrecognizable roads).

### **5-YEAR EQUIPMENT PLAN**

Background: The 5-Year Equipment Plan is an essential tool in preparing budgets. Each year department heads are asked to review and contribute needs. This year there have been a few minor changes.

*On a motion by Wolfe, seconded by Fish, the Selectboard voted unanimously to adopt the 5-Year Equipment Plan as presented.*

### **DRAINAGE EASEMENT**

Background: The Town has a drainage system in the Barre View Street and Conti Circle subdivision areas. Robert & Debra Squairs (Barre View Street) have offered the Town a drainage easement which connects the small detention basin in Conti Circle to a catch basin along Barre View Street. The recommendation is to accept the easement in order to protect the Town's interest in maintaining the out fall of the detention basin and drain pipe that flows from the detention basin to the Barre View Street catch basin.

The Town Engineer had a site visit with the ANR Stormwater Compliance Technician and has been assured there are no issues which would impact the Act 250 permit or that would require review by the agency or public hearing.

*On a motion by Wolfe, seconded by Gagne, the Selectboard voted unanimously to approve and accept the Drainage Easement Deed with Robert and Debra Squairs as presented.*

**SMOKING POLICY AMENDMENT**

Background: State Statute regarding smoking in the workplace has changed to prohibit smoking within public facilities. As such, additions and deletions have been made to Barre Town's smoking policy. Language has been added prohibiting the use of tobacco products in public facilities as well as within vehicles on Town business. All references to acceptable indoor smoking areas have been deleted.

*On a motion by Gagne, seconded by Newton, the Selectboard voted unanimously to adopt the amendments to the Town of Barre Smoking Policy as presented.*

*On a motion by Fish, seconded by Newton, the Selectboard voted unanimously to authorize the Town Manager to sign the amended Town of Barre Smoking Policy.*

**WEEKLY ACCOUNTS PAYABLE WARRANT**

*A motion was made by Wolfe, seconded by Newton, to approve the accounts payable warrant as presented.*

**MISCELLANEOUS**

Management Intern Kelly Houston thanked the Selectboard for allowing her to represent Barre Town at a recent ceremony whereby the Recreation Committee was awarded a \$700.00 grant.

Ms. Houston further informed the Board the Recreation Committee has met with last year's Heritage Festival members for advice/suggestions and has begun the search for community volunteers.

**'ROUND THE TABLE**

Blow asked if the Town might consider working something out with the CVSWMD recycling depot to collect Christmas trees.

Blow has received numerous resident complaints. Bags of recycling are being charged the same as household trash. He encouraged anyone with comments regarding the new fee structure to contact the CVSWMD at 229-9383.

Blow commented on the increase of break-ins in Barre City. Residents should be mindful of their neighborhoods. Remove valuables and keep your vehicle(s) locked. Be alert to the vehicle and pedestrian traffic in your area. If you see suspicious car(s)/individual(s) in your neighborhood contact the Barre Town Police Department.

Blow distributed an email he received from the Central Vermont Chamber of Commerce regarding supplemental travel information signage. The Board will place the item on next week's meeting agenda for discussion.

Blow informed the residents that unlike the recent article in the Times Argus Newspaper, the Town and City do talk and work together. All too often residents are not aware of this. He compared the City/Town relationship to that of a brother and sister. To correct the record, Blow stated the Town had "asked" the City to consider approving an 18-month dispatch contract.

**CONTRACT APPROVAL**

*On a motion by Wolfe, seconded by Newton, the Selectboard voted to approve and authorize the Town Manager to sign the Dispatch contract with the City of Barre. Gagne and Fish voted no.*

**EXECUTIVE SESSION**

*On a motion by Gagne, seconded by Fish, the Selectboard voted unanimously to go into executive session at 8:34 p.m. to discuss real estate and personnel. Attorney Michael Monte was invited to attend the executive session.*

*On a motion by Wolfe, seconded by Gagne, the Selectboard voted unanimously to come out of executive session at 9:40 p.m.*

**ADJOURN**

*On a motion by Fish, seconded by Gagne, the Selectboard voted unanimously to adjourn at 9:40 p.m.*

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Donna J. Kelty, Town Clerk-Treasurer

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Selectboard Chair

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**Barre Town Selectboard**