

Town of Mendon

Selectboard

March 13, 2017

Members of the Selectboard present: Richard Wilcox, Geoff Wells, Scott Bradley

Town Officers and employees present: Sara Tully, Town Administrator, Bill Ellis, Road Commissioner, Phil Douglas, Constable & Planning Commission, Teri Corsones, Planning Commission, Neil Langer, Planning Commission, Justin Lindholm, Planning Commission, Nicole Kesselring, Planning Commission

Residents and Visitors present: Fred Bagley, Jennifer Bagley, Ann Singiser, Steve Singiser, members of the Old Town Hall Subcommittee, Jeff Wennberg and Dave Schneider, Rutland City Public Works, Jay Thompson, Mendon Resident

The meeting was called to order at 5:30 PM at the Town Office.

Additions/deletions to the Agenda: Motion by G. Wells to approve the agenda. Seconded by R. Wilcox. The motion passed.

Annual Organizational Matters: Motion by G. Wells to appoint Richard Wilcox, Chair, of the Selectboard. Motion seconded by S. Bradley. The motion carried. Motion by R. Wilcox to appoint Geoff Wells, Vice-Chair, of the Selectboard. Motion seconded by S. Bradley. The motion carried. Motion by R. Wilcox to appoint Sara Tully, Clerk of the Board. The meeting schedule for the Selectboard will be the second and fourth Monday of Month at 5:30 PM at the Town Office. The Rules of Procedure are adopted and will be available upon request. The official newspaper will be the Rutland Herald. The appointed fence viewers are Justin Lindholm, Geoff Wells and Scott Bradley. The appointed poundkeeper and Animal Control Officer is Rod MacCuiag. The appointed Tree Warden is Bill Ellis. Motion seconded by G. Wells. The motion passed unanimously.

Motion by R. Wilcox to adopt the Mendon Open Meeting Law Policy and the Town Road and Bridge Standards. Motion seconded by S. Bradley. The motion passed unanimously.

Administrative Matters

Selectmen's Orders approved and signed.

Minutes of Previous Meetings: The minutes were reviewed and approved by former Selectman Larry Courcelle prior to the Selectboard meeting. G. Wells moved to approve the minutes of 2/27/17. Motion seconded by R. Wilcox. The motion carried.

Business:

Recap Town Meeting The meeting space was appropriate for the meeting. Thank you to the Mendon

Mountainview Lodge for graciously allowing Mendon to use their facility. There was a lengthy discussion about appropriations at the Town Meeting. The Town of Chittenden passed \$5,000 for the Boys and Girls Club and Mendon reduced the amount requested from Mendon from \$5,000 to \$1,000. The town encouraged representatives from the organizations to come and speak on their own behalf.

Planning Commission The Selectboard met with the Planning Commission to discuss the town completing a town-wide reappraisal in the next few years as mandated by the State of Vermont Property Valuation and Review. The goal of a town-wide reappraisal will be for every property assessment to be reflective of market value. The properties along Route 4 have seen a significant decrease in value since the last town-wide reappraisal in 2005. Economic factors, market conditions, deferred maintenance and blighted properties have all contributed to a decline in property values. This results in higher taxes for all of Mendon as the Grand List decreases. The Selectboard would like to work with the Planning Commission to explore how the Town can promote Mendon.

Rolston Rest Project The Selectboard provided the Rolston Rest information as provided by The Trust of Public Lands. The land located in Mendon that the Trust would like to acquire is located in Mendon's Residential 2 and Rural Zoning Districts. The Selectboard asked the Planning Commission to evaluate how conservation of this land fits into the Town Plan and Zoning. J. Lindholm discussed the topography of the land and that it is not suitable for prime development based on wetlands and requirements for septic systems. N. Kesselring inquired about how much of Mendon is already conserved. S. Tully reported that 68% of Mendon is conserved or restricted as Rutland City Forest, Federal Forest, State Forest, Non-taxable or enrolled in the Current Use Program. N. Kesselring supported the development of biking trails as an economic draw to the area. The Selectboard discussed a majority of the land the Trust for Public Lands wants to acquire is located in Chittenden. The project will not continue if Chittenden declines the transfer of land.

Rutland City Logging Project Jeff Wennberg and Dave Schneider provided information on the large scale logging project they will be doing on Route 4 and Wheelerville Road in Mendon. The City will be harvesting most of the red pine stands in the Rutland City Forest for sale as utility poles. It is essential they complete the project in the next few years because the trees are threatened by Red Pine Scale. There are 150 acres that they will do a heavy cut. The poles will be up to 60' in length. The City requested that some work would need to be done from the right of way. The Selectboard expressed concern about damage to the road and safety concerns. The Selectboard will evaluate the locations on the road and submit their specific concerns to J. Wennberg. S. Tully offered to post an information or press release on the Mendon website to educate the public of the project.

McDevitt Buyout Update Susan Schreiber has advertised the request for bids to demolish the building. The pre-bid meeting is scheduled for 3/21/17 at 9 AM at the Town Office with a site visit to follow. The bids are due 4/3/17 and the Selectboard will decide on a contractor on 4/10/17.

Grant Applications The Better Roads Program Grant is due 3/17/17. S. Tully is preparing an application for an erosion control project on Meadowlake Drive between Bridge 3 and just past Sherwood Drive. S. Tully

Town Property Mowing & Highway Personnel S. Tully reported that she has received a lot of interest in mowing. The town requirement that the contractor must have Workman's Comp Insurance has required a few companies to resubmit their

Constable Vehicle Replacement The Selectboard tabled the decision about the replacement of the Constable vehicle until they receive more information about the mowing of town property and highway personnel. P. Douglas reiterated that he needs to get the vehicle on order to secure the current vehicle and price. S. Bradley as a new member of the board requested the detailed cost estimate for the replacement vehicle and equipment.

Old Town Hall Subcommittee S. Tully reported the town has received multiple quotes for the trimming and removal of trees from around the building. Ms. Tully also reported the window boxes, awning and debris from around the structure has been removed. R. Wilcox apologized that he was not at the last meeting but didn't understand where the Old Town Hall Subcommittee was at with recommendations to the Selectboard. R. Wilcox questioned whether the requested work by some of the members of the Old Town Hall Subcommittee was an emergency need to do or else the building will fall down. A. Singiser responded that the moisture keeps contributing to the deterioration of the building and that the walls have continued to bow over the last three years. S. Singiser recapped the advice from Ernie Smalley, Smalley Contractors that the building should be tied with cables, install gutters and excavation of the base of the structure to mitigate further deterioration from water. R. Wilcox continued to question the immediate need for the building to keep it from falling down and that the Old Town Hall Subcommittee has not met in order to make a proposal to the Selectboard. The proposed work from Tom Riffon would expose the columns to determine the extent of water damage to the columns and determine how cables could be installed to stabilize the building. G. Wells asked how much this would cost to cable the building. A. Singiser responded that the cost is unknown until exploration of the columns can be done. G. Wells moved to spend up to \$800 from the Town Shop Reserve Fund to hire Smalley Contractors to explore the extent of damage to the building. Motion seconded by R. Wilcox. The motion passed unanimously.

Barstow Emergency Shelter The Selectboard appointed a subcommittee to determine needs, costs and benefits to operating an independent shelter versus Red Cross Shelter. The members of the subcommittee are Phil Douglas, Director of Public Safety, Richard Wilcox, Selectboard and Sara Tully, Town Administrator. The subcommittee will work with the Chittenden Selectboard to determine the needs in both communities.

There being no further business, R. Wilcox moved to adjourn the Selectboard Meeting at 8:30 PM. Motion seconded by G. Wells. The Selectboard unanimously approved the motion.

Date approved _____

Richard Wilcox, Chair

Sara Tully, Selectboard Clerk

Geoff Wells

Scott Bradley