

Town of Winhall Selectboard
Winhall, Vermont
“Meeting Minutes for Wednesday, January 15, 2014”

PRESENT: Bob Oakes, Bill Schwartz, Steve Blanchard, Lucia Wing, Secretary, Lissa Stark, Town Administrator, Randy Kimball (Roads), Barbara Ferguson (Buildings), Scott Bushee (Transfer Station)

ABSENT: Jeff Whitesell (Police)

IN ATTENDANCE: Tim Apps, Winhall Lister, Brian Decesar, Danny Griffin, Dave Glabach (Health Officer), Marcel Gisquet

CALL TO ORDER: Oakes called the Selectboard meeting to order at 4:35 PM at the Town Hall, #115 Vermont Route 30.

PUBLIC COMMENTS: LISTER PRESENTATION: *Tim Apps*, Winhall Lister, came before the Selectboard to comment on the idea of hiring a Town assessor to appraise and maintain property and land in Winhall. Apps stated by hiring a Town assessor the current CAMA System could be eliminated; CAMA was a computer system which scrutinized land and property values using the cost approach which Apps explained was cumbersome and difficult to adjust. A Town assessor would use the sales comparison approach rather than the cost approach which would come much closer to real property value than the current CAMA System. Brian Decesar, a local appraiser who worked for several towns using the sales comparison approach, gave an overview of the CAMA system and how it worked. He stated he used a standard appraisal program which developed a sales model over time. Decesar explained in order to come up with comparable sales he had to travel to several different towns to eventually establish a sales model. Apps pointed out that the sales approach was defensible to the Board of Civil Authority. Winhall was currently at 97% of the CLA which was very good. Apps asked the Selectboard to consider the proposal of hiring a Town assessor and get back to the Winhall Listers for further discussion.

HEALTH OFFICER REPORT: *Dave Glabach* reported that he had been testing springs in Stratton View and the water in the subject house had tested fine with no pollution.

POLICE, FIRE & RESCUE REPORT: (No report)

HIGHWAY & ROADS REPORT:

- 1) Kimball reported that Town Truck #3 had needed radiator repair which cost \$1,500; the truck had been repaired during the Holidays and was running fine. Kimball mentioned the sand amount would go up for next winter as the current sand pile was getting low. Kimball asked to adjust the current \$10,000 sand budget to \$20,000; the Selectboard agreed and would adjust the budget. Kimball reported that a pond on Upper Taylor Hill Road had overflowed; as a result water had run down the Access Road.
- 2) The Selectboard asked Kimball to make a \$45,000 offer for a roadside mower; discussion followed. Kimball would keep the Selectboard updated.
- 3) The Selectboard discussed the Lower Taylor Hill Bridge re: alleviating traffic during Holiday periods on the Access Road; Blanchard noted traffic had backed up to the High Meadow Road. The Selectboard felt a round-about would solve the problem while fixing the bridge would probably not.

TRANSFER STATION REPORT: Bushee reported the Transfer Station had lost power on one day during the Holiday period; he asked if there was a Town policy dealing with power outages. Stark had been working on re-certifying the Transfer Station. Bushee reported the tire bin had been shipped out

before Christmas, and the Town had received a bill for disposing of the tires. Bushee stated he had never seen a bill prior to this; the cost was \$1,200.

BUILDINGS & MAINTENANCE REPORT: Ferguson reported Sparky had replaced the Planning & Zoning light in the office and the timer at the Mountain School. She asked about field maintenance at the school. Ferguson reminded the Selectboard that March 1st was the lease date between the Mountain School and the Town of Winhall. Ferguson asked for funds \$500-\$600 to replace the vacuum cleaner. The Selectboard authorized Ferguson to go ahead and purchase the vacuum. Ferguson asked the Selectboard if she could retain her stipend for use of her car to transfer recyclables to the Transfer Station. The Selectboard agreed.

OLD BUSINESS: ACCESS/RIGHT-OF-WAY PERMIT APPLICATION FORM- WINHALL HIGHWAY ORDINANCE: *Marcel Gisquet* came before the Selectboard to finalize changes to the Town of Winhall Highway Ordinance and to the application forms for work in the Town right-of-way. The Selectboard would have to warn a public hearing before they could adopt the revised Highway Ordinance.

OLD BUSINESS: WING WALL- STRATTONWALD POND: The Selectboard discussed the dam and spillway re: Strattonwald Pond. The Strattonwald Recreation Club claimed that the Town would be responsible if there were a spillway breach and not the Club. According to the Town attorney, the Town owned the road and the Club owned the dam, abutments, etc. and would be responsible for repairs to the wing wall. To date the Club had dredged and cleaned the pond but had not made repairs to the wing wall. The Selectboard reviewed prior letters and other information stating that the Strattonwald Recreation Club did in fact own the dam and not the Town. All pertinent information would be forwarded to the Town Administrator who would forward it to the president of the Recreation Club.

OLD BUSINESS: CHAPIN LOTS: Schwartz reported that Beck Engineering had not tested the Chapin lots to date but would in the spring.

BUDGET REVIEW: First the Selectboard discussed the paving aspect of the budget as it pertained to Stratton Corporation and paving of the Access Road. Stratton had paid their half. \$110, 000 would be extracted from the bituminous fund and put into the general fund for the purpose of paying for the paving. The Selectboard reviewed the changes to the budget including reducing the Town truck purchase to \$65,000; adjusted the sand cost up to \$20,000; considered changes to the Mountain School lease but decided to leave it alone for this year; increased the service recognition line item to \$6,000; deleted Tree City USA; and deleted George O. Aiken line item. After further review, *Oakes made the motion to approve the 2014/2015 budget as discussed and revised; seconded by Schwartz; unanimous.*

NEW BUSINESS:

- 1) The Town of Manchester was viewing Winhall Selectboard meetings on GNAT TV.
- 2) Oakes commented there should be a non-binding Article in the Town Warning relative to what to do with the old Town Hall. The Article would be added.

ADMINISTRATIVE: REPORT: The Selectboard reviewed the Fire Department financials along with the financials for the month of December. Stark reported she was working on the Town report. O'Brien Paving, who was getting audited, had asked Stark about Town side roads on which they had done some work and whether or not those roads were tax exempt through Winhall; discussion followed. Stark would contact Winhall's tax accountant for an answer. She would also ask him about how fees should be handled relative to the budget.

LIQUOR BOARD:

At 8:10 PM the Selectboard closed the Selectboard meeting and opened the Liquor Board meeting. After review, the Liquor Board approved a liquor and tobacco license for Seven Eleven and a liquor license for the Grape Connection; *motion by Oakes; seconded by Blanchard; unanimous.* At 8:15 PM the Selectboard re-opened the Selectboard meeting.

PAYORDER(S): After review, the Selectboard approved payorder #13 as presented; *motion by Oakes; seconded by Schwartz; unanimous.*

PAYROLL: After review, the Selectboard approved payroll #51, #52, #1 & #2 along with the bonus payroll as presented; *motion by Oakes; seconded by Schwartz; unanimous.*

APPROVAL OF PAST MEETING MINUTE(S): After review, the Selectboard tabled the minutes of December 18, 2013.

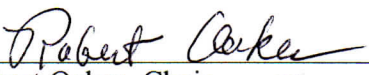
ANNOUNCEMENTS/CORRESPONDENCE:

- Snow Valley project


As there was no other business, the meeting was adjourned at 8:45 PM; *motion by Oakes; seconded by Schwartz; unanimous.*

Meeting minutes respectfully submitted by,


Lucia Wing, Secretary
Winhall Selectboard



Robert Oakes, Chair



William Schwartz, Vice-Chair



Steve Blanchard, Member