

1 **SELECTBOARD MEETING APPROVED**

2 August 3, 2022

3 Attending the meeting in person; Merrily Lovell, Maggie Gordon, Dennis Place, Phil Pouech, Joy Dubin  
4 Grossman, Todd Odit, Alison Lesure

5 Attending remotely; Tony St. Hilaire, Beth Parent, Sarah Reeves, Tyler Labrie, Cindy Reid

6 Meeting called to order at 7:00 p.m. via zoom

7 Agenda Additions or Deletions

8 None

9 Public Comment

10 None

11 Approve Minutes of 7/20

12 Phil moved to approve the minutes of 7/20 with any agreed upon edits. Seconded by Maggie and  
13 approved with 4 yes votes.

14 Selectboard Forum

15 Phil said he contacted Alex W after the last meeting about Lot 1. He noted there are some issues that  
16 could be holding up the project at this time. He suggested there are some things that could be done,  
17 such as seating which could be moved around if needed. Alex said they have discussed some ideas on  
18 getting started.

19 Merrily said there have been discussions with the Town of Richmond in terms of sharing Police. The  
20 Richmond Selectboard moved to proceed. Friday there will a meeting with the Richmond Town  
21 Manager, acting Police Chief, two Richmond Selectboard members and from Hinesburg Todd, Merrily,  
22 Phil and Anthony Cambridge. They are hoping to find a way to share the police which will be a cost  
23 saving to both towns.

24 Merrily noted the VLCT Town Fair will be held in Killington this year. Todd said if Board members are  
25 interested in attending to let him know so he can register them.

26 Maggie announced that the Vestry Community Center, Inc. group now has title to the property from the  
27 Town of Hinesburg, the United Church and the Catholic Diocese. They will be meeting with Preservation  
28 Trust tomorrow to get started on a grant to begin stabilizing the building.

29 Planning Commission Interviews -Tony St. Hilaire and Alison Lesure

30 Tony St.Hilaire

31 Tony said he has been following what is going on in the PC for about a year and would like to be part of  
32 the solution and communicate with the community about changes that are coming.

33 Maggie noted this is a 3 year term and it can take a while to get up to speed with all that is going on.  
34 She asked Tony if he would be able to stay on the PC longer than the 3 year term? Tony said he has

35 been in Town since 1996 and is also owner of a business in Town as well as multiple properties. He is  
36 connected to the community and does not plan on going anywhere soon.

37 Phil asked if there is something in the Town Plan that is a concern / something that is working well and  
38 anything coming up in the PC that he wants to be involved in? Tony said he is concerned about the RR1  
39 changes. He said the people in Town need to be heard at all meetings and have their opinion valued.  
40 He said the Town Plan is great and that the Village Growth area is expanding but there is also the need  
41 to recognize people who live outside the growth area.

42 Merrily asked if he has attended any meetings? Tony said he has through zoom and has participated in  
43 the last two property walks the PC had.

44 Alison Lesure

45 Alison has lived on Lincoln Hill since 2010 and has been involved in the community. She now has the  
46 time to join a committee and has always been interested in the PC.

47 Maggie asked Alison if she has attended any PC meeting and about staying on the PC longer than the 3  
48 year term. Alison said has not had time previously to do so but follows what is happening by reading the  
49 minutes. Alison said would love to serve for more than one term. She is excited about the opportunity  
50 and feels she has a lot to offer and bring to the Commission. She has experience in regulation, law and  
51 policy. Both in drafting, reading and understanding regulations. Also, collaborative work.

52 Phil asked his questions about the Town Plan, what is a concern and what is working well

53 Alison said she likes how encompassing and dynamic the Town Plan is. She feels there is a heavy focus  
54 on the Village and would like to bring in different perspectives from other areas of Town to be discussed  
55 and well represented.

56 Merrily explained with three candidates the Board will discuss filling the opening at the next meeting  
57 when a full Board is present.

58

#### 59 Consider Approval of VCDP Grant Application Resolution

60 Cindy R said they were not approved for funding with their previous application. They received a  
61 revised cost estimate which is higher than the previous one. They have found a new funding source to  
62 help fill the gap through the Affordable Housing Program of the Federal Home Loan Bank of Boston and  
63 have submitted an application.

64 The project start date is delayed till March of 2023, they have all the needed State permits and are in  
65 the final 30 day appeal period of the flat approval.

66 They have all funding except for the VCDP. They received a grant that will fund the flashing lights for the  
67 crosswalk across Rt 116 by the church.

68 Tyler explained because it has been over 6 months since the last resolution it needs to be done again.

69 Phil moved to approve a resolution for a Vermont Community Development Implementation Grant to  
70 assist with the Kelley's Field expansion. Seconded by Maggie. Phil said the crosswalk by Kelley's Field is

great and next we need to look at installing one by the school. Motion voted and approved with 4 yes votes.

#### Consider Approval of Reduced Water and Wastewater Rates for Affordable Housing

Todd presented the Board with a couple of choices to allow a reduction. He noted the shortfall in funding for the Kelley's field project. Tyler said a reduction in fees would definitely benefit the Kelley's Field project as their costs have gone up around 20%. Tyler said they have changed the affordability mix since they last came before the Board. They now have 2 units at 80%, 7 at 60% and 15 at or below 50%. The proposal Todd and Alex talked about would reduce the fees by about \$70,000 which would be a big help to the project.

Maggie asked if approval is just for the Kelley's Field project. Todd said the Board asked for something that would be applicable to everyone who met the same criteria. The Board can choose to just act on this project but will then get subsequent requests.

Dennis said he is concerned with developers using affordable housing for the density bonus which allows them to build more homes resulting in more profit. What about the individual homeowner building a house who can't afford the impact fees? He feels it is double dipping.

Todd said there would be less funds going toward the capital funds for water and sewer as well as less impact fees available for police and fire purposes. Recognizing they will benefit from those services the choice was to reduce the impact fees and not waive them.

Dennis added he feels this is a great project but wants to be fair to all.

Phil said the Town Plan is clear stating affordability of housing is a goal and he agrees with doing something. Last time this was brought up the question was asked how would we know if the developer uses it to help the project. He thinks it is clear the Kelley's Field project is going to do that. In the end people would get a home or rental they might not otherwise have been able to afford. He would like to do it across the board not one project at a time. He thinks after one or two of the options are chosen there should be another meeting to discuss this so that after it is made public people can comment on it.

Todd said a potential approach would be using the original proposal and having it apply to any project where 100% of the units are affordable, or for units in any development that are above and beyond what is required for any bonus.

Todd said he and Alex can work on looking at proposed developments and see what the affordable housing mix is in those for the Board to review in considering how they want to proceed.

#### CSWD Presentation on Materials Recovery Facility Proposal

Sarah R confirmed voters will need to vote on the bond in November. She shared a presentation of the new MRF facilities proposed.

Ballots for voting on the bond cannot be included with mailed ballots by the Town. They will be getting ballots to Town Clerks and voters can also request a ballot be mailed to them from the My Voter Webpage.

108 There is no cost to taxpayers as CSWD will pay back the loan through operational revenue over a 25 year  
109 period. The Bond Bank needs voter approval for the \$16 million loan.

110 Sarah clarified the CSWD Board will get ballots to the clerks, it will not be on the municipality ballot but  
111 will be a separate ballot.

112 Maggie asked about future expansion. Sarah said it has the capacity to be added onto and also, they are  
113 building to design some flexibility for adding more technology, take more materials in and sort in  
114 different ways.

115 Merrily asked if CSWD is counting on the Selectboard to inform and educate people on this or will  
116 CSWD? They are counting on both and will be sending information via direct mail.

117 Consider Electing State and Local Recovery Fund "Standard Allowance"

118 Phil moved the Selectboard elect to use the State and Local Recovery Funds under Replace Lost Public  
119 Sector Revenue using the Standard Allowance for the entire award amount. Seconded by Maggie.

120 Phil said it is mentioned that you can't use the funds for debt reduction and when the Board was  
121 previously considering ways to use ARPA funds one of his ideas was to pay off the loan for the solar  
122 which would give the Town \$40 or 50 thousand dollars a year of free electricity. Todd confirmed that  
123 could not be done but we could avoid future debt by paying for things now.

124 Todd said there are still deadlines on when you need to allocate the money and then spend it.

125 Motion voted and approved with 4 yes votes.

126 Discuss Public Safety Strategic Plan Direction

127 The Board discussed if they want to broaden the scope of the strategic plan or keep it just for Police and  
128 Fire departments.

129 Maggie is concerned with broadening the scope as it will take a lot longer.

130 Phil agrees making it broader might not be the way to go and focusing on public safety is good, he would  
131 consider adding the Highway Department or do Highway at a later date.

132 Dennis asked if perhaps we should be doing this with Richmond as we are contracting with them for  
133 ambulance service and considering the talks about combining police services. Phil suggested bringing this  
134 up in the discussion at the meeting with Richmond.

135 Todd said the study is to find out what services we want, how we provide them is a different. Added to  
136 the study could be what is the best way to provide these services.

137 Consider Acceptance of Landfill Cap Restoration Bid

138 Three bids were received and Joy recommends accepting the bid from All Terrain Excavating. They were  
139 the least expensive and had a well laid out work plan.

140 Dennis asked about the \$20,000 that was just spent for clearing. Joy said we did some clearing and took  
141 down some trees before bat season. We still need to cover the surface and remove some stumps and  
142 rocks and deal with erosion.

143 Dennis asked if we could use ARPA funds for this. Todd said we could and should keep in mind for the  
144 future some money for landfill costs.

145 Phil moved to go forward on the landfill capping using All Terrain Excavating based on the estimate in  
146 the Board's packet. Seconded by Maggie.

147 Phil suggested Joy do a reference check on All Terrain.

148 Motion voted and approved with 4 yes votes.

149 Consider Acceptance of Reappraisal Agreement

150 Merrily said she checked with Missy and there was a reappraisal done in 2016 and was done by NEMRC.  
151 It needs to be done again as the housing prices have increased so much. If accepted it will not be done  
152 for another year.

153 Todd said the trigger is when the common level of appraisal falls below 85% you are required to  
154 reappraise. Based on the 2021 equalization study Hinesburg was at 87.8%. As they look at sales in 2022  
155 and 2023, we will fall below 85%.

156 Dennis said it makes no sense to him as houses are selling for much more than they are worth.

157 Todd said he could find out if it could be pushed out another year.

158 Phil moved the Board accept the NEMRC proposal for the next Town-wide reappraisal. Seconded by  
159 Maggie. Phil added the following to his motion "to ask Todd to see if it is possible to delay it for one  
160 year". Maggie agrees to the change in the motion. Motion voted and approved with 4 yes votes.

161 Appoint Rick McCraw as CSWD Commissioner

162 Phil moved the Selectboard appoint Rick McCraw as Hinesburg's full time CSWD Commissioner for the  
163 current term. Seconded by Maggie and approved with 4 yes votes.

164 Approve Warrants and Payroll

165 Maggie moved to approve the warrants signed by herself, Phil and Merrily including payroll, as  
166 submitted by the Town Treasurer. Seconded by Phil and approved with 4 yes votes.

167 Joy's report

168 Joy announced the Town received the Vermont Community Foundation Inclusive Grant funding.

169 Consider a Motion to Enter Executive Session Under Provisions of 1 V.S.A. § 313(a)(1)(A) to Discuss a Contract,  
170 the premature disclosure of which would put the Town at a substantial disadvantage

171 Merrily moved to go into executive session under provisions of 1 V.S.A. § 313(a)(1)(A) to Discuss a Contract,  
172 the premature disclosure of which would put the Town at a substantial disadvantage. To include Board  
173 members and Todd and Joy. Seconded by Dennis and approved with 4 yes votes.

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176     Respectfully submitted,  
177     Valerie Spadaccini, clerk of the Board  
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