

1 **SELECTBOARD MEETING**

2 September 6, 2023

3 Attending the meeting; Merrily Lovell, Maggie Gordon, Mike Loner, Dennis Place, Paul Lamberson, Todd  
4 Odit, Rachel Kring, Wayne Elliott, Nathan Fry.

5 Attending remotely; Joy Dubin-Grossman, Margaret McNurlan, Jennifer Decker, Nicholas Baker, Alex  
6 Weinhausen.

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

8 Agenda Additions and Deletions

9 Merrily said Nathan Fry will be interviewed later in the meeting as he is not available till then.

10 Public Comment

11 none

12 Approve Minutes of 8/16 and 8/30

13 Maggie moved to approve the minutes of 8/16 as amended. Seconded by Mike and approved with 5 yes  
14 votes.

15 Maggie moved to approve the minutes of 8/30 as amended. Seconded by Mike and approved with 5 yes  
16 votes.

17 Town Common Committee Interviews – Rachel Kring and Nathan Fry

18 Rachel said she has been a resident of Hinesburg for about 13 years. Her interest in the committee is for  
19 Hinesburg to have a gathering place for families to meet.

20 Maggie asked how Rachel sees the Town using the space. She said as a gathering space which the Town  
21 does not now have. She likes that the Fall Festival will be there and there has been talk of a food truck  
22 event, it is important to build community.

23 Maggie moved to appoint Rachel Kring to the Town Common Committee for a term ending April 2026.  
24 Seconded by Paul and approved with 5 yes votes.

25 Presentation of Wastewater Preliminary Engineering Report Amendment – Aldrich & Elliott

26 Wayne Elliott reviewed the recommendations in the amendment for alternatives and cost reduction  
27 options to the Wastewater project.

28 Merrily asked what the overall price reduction might be. Wayne said that is the next step, they need to  
29 be sure the State accepts any of the recommended changes. He will come back with a total project cost  
30 and updated funding. Merrily asked if the cost saving would be significant or minimal. Wayne said he  
31 thinks it will be significant, probably in the range of a million to a million and half dollars.

32 Dennis asked about the bidding process. Wayne said he hopes that by being able to construct and work  
33 on multiple areas at the same time it will be more efficient. Dennis asked if the State approves the

34 system how long do we expect it would last. Wayne said the structures have a 50+ year life, and the  
35 equipment a 20-to-30-year life.

36 Paul asked about flood elevation. Wayne said everything is high and dry with the exception of the area  
37 by the chlorine contact tank and there is nothing of significance that would be impacted. Paul asked  
38 about the labor market needed to run the facility. Wayne said his opinion is to look at the pay scale  
39 related to what these people do on a day-to-day basis, protecting public health and operating a complex  
40 facility. Paul asked if in the future there is a possible way to add on to handle PFOA's. Wayne said he  
41 does not know of anything. The State has a program where they will be doing more sampling of  
42 treatment facilities, but there is nothing at this time.

43 Jennifer asked what makes the location "high and dry"? Wayne said it is the flood elevation of the  
44 LaPlatte. Jennifer said her understanding is because of the limited LaPlatte capacity that is one reason  
45 for the high cost, is there another site to locate the facility that could save money. Merrily said other  
46 available spaces were looked at and not found able to be used. Jennifer asked if the plant will use  
47 chlorine or ultra violet. Wayne said the current design uses ultra violet disinfection and that is what the  
48 State has approved. Lastly, she added she does not feel the cost reduction is significant.

49 Merrily move to approve the changes enumerated in the memo. Seconded by Paul and approved with 5  
50 yes votes.

#### 51 Consider Approval of Engine #2 Replacement Bid – Chief Baker

52 Nick said fortunately the local vendor they like to work with had the low bid. Nick said he would like to  
53 use \$150,000 of Fire Impact fees for a partial prepay discount.

54 Maggie moved to approve the engine #2 replacement bid from Desorcie Emergency Products. Seconded  
55 by Dennis and approved with 5 yes votes.

#### 56 Town Common Committee Interview – Nathan Fry

57 Nathan said in his travels he has seen different types of villages and communities and can provide some  
58 perspective in the development of the Town Common.

59 Merrily moved to appoint Nathan Fry to the Town Common Committee for a term ending April 2024.  
60 Seconded by Maggie and approved with 5 yes votes.

#### 61 Consider Approval of Neighborhood Development Area Application – Alex Weinhausen

62 Alex presented the request for Neighborhood Development Designation Area application.

63 Merrily asked if this includes Hinesburg Center II. Alex said it includes some of Hinesburg Center II, the  
64 area to be developed with homes is included. Merrily noted they are currently in the process of the ACT  
65 250 review and ANR had some challenges regarding the water in Patrick Brook when a flood comes. She  
66 would be disappointed if being in this NDA relieves them from ACT 250 review. Alex said they would not  
67 be eligible for the ACT 250 exemption even if in the NDA as the project does not include enough  
68 affordable housing to trigger the exemption.

69 Maggie asked about the loss of prime agricultural soils with the exemption. Alex said there is a  
70 mitigation formula that requires the developer to pay for the acreage of prime ag soils that will be  
71 impacted.

72 Maggie asked what the benefit of the Better Places placemaking grant (one of the benefits of the NDA)  
73 would be for Hinesburg. Alex said he thinks it has to do with eligibility.

74 Dennis said we have been told the HCS school system can't handle any more development and while he  
75 thinks it is great to have this affordable housing it will hurt us in the end. Alex said the school is nearing  
76 capacity regardless of additional affordable housing projects and we know that projects like that will  
77 require a solution. The school district is in the process of looking into that.

78 Margaret said she feels ACT 250 review provides a service for things like stormwater and wildlife  
79 corridors and other important facts. If you develop without that who will look into those aspects. Alex  
80 said stormwater review is done by ANR and is required regardless of ACT 250 review. Wildlife habitat is  
81 reviewed as part of the local process.

82 Margaret said if we will be exceeding capacity at HCS in 3 to 5 years we should be building a school now.  
83 Alex said CVSD has no answer at this time. They are working on figuring out a solution before next year.

84 Jennifer said she has reservations of letting go of any form of ACT 250 review, it provides an extra level of  
85 protection for our community and environment. A lot of the discussion has been directed at making  
86 things easier for developers which she feels is a mistake. She feels it is important not to rush a decision  
87 like this but to take time to learn all the ramifications of what this would do and to be sure the whole  
88 town hears about the discussion.

89 There was discussion on limiting the area to Kelley's Field and Windy Ridge areas of Town.

90 Mike said he would be in favor of this, specifically for the affordable housing.

91 Todd said he will meet with Alex and come back with a recommendation at the next meeting.

92 Presentation of Crosswalk Report – Alex Weinhausen

93 Alex talked about the work with the CCRPC on three possible crosswalk improvement areas.

- 94 • Existing crosswalk on Rt 116 near the United Church – most of the improvement is completed at  
95 this site.
- 96 • Existing crosswalk in front of HCS on Rt 116 – proposed to install a rapid flashing beacon as well  
97 as advanced beacon
- 98 • Crossing Buck Hill Rd which has no existing crosswalk – suggested to install raised median  
99 stripping and or raised median structure

100 Consider Approval of FY 24 Water and Wastewater Budgets and Rates

101 Maggie moved to convene as the Water and Wastewater Commissioners. Seconded by Merrily and  
102 approved with 5 yes votes.

103 Paul moved to adopt the water budget in the amount of \$567,642.00. The metered quarterly flat rate at  
104 \$95.00 and the usage rate at \$0.040 for the first cubic foot. The unmetered rates remain at \$102.56  
105 base fee per quarter and \$78.82 per quarter unmetered usage charge. Seconded by Maggie.

106 Jennifer commented that her water bill will increase by \$84.00 a year with the new rates. She also noted  
107 the previous benefit that was applied to the base rate is gone and would like the Board to consider again  
108 doing this to help residents on limited income. She feels moving funds between water and wastewater  
109 would be better.

110 Todd said as explained in the memo it is estimated that average residential water bills will increase by  
111 \$22.00 annually. The majority of the increase is in the wastewater budget. The water rate set at the  
112 rates proposed estimates revenue in excess of expenses by only \$2,000.00. He explained the water and  
113 wastewater should not be sharing money back and forth between accounts. It is important going  
114 forward to know what the fund balance is in each budget. Merrily asked about relief for those struggling  
115 to pay. Todd said there are some programs available and people should contact the Town Clerk's office  
116 about those.

117 Mike noted the way the rates are structured now encourages conservation and there are ways for  
118 residents to save water.

119 Motion to adopt the water budget was voted and approved with 5 yes votes.

120 Paul moved to adopt the wastewater budget in the amount of \$623,668.00. To keep the metered and  
121 unmetered quarterly unit base fee at \$113.06 per unit. And to set the usage rate at \$0.065 per cubic foot  
122 for metered and \$97.50 per cubic foot for unmetered. Seconded by Mike and approved with 5 yes votes.

123 Merrily moved to adjourn at the water and wastewater commissioners. Seconded by Dennis and  
124 approved with 5 yes votes.

125 Consider Approval of Kelley's Field Grant Agreement Resolution

126 Maggie moved the Selectboard approve the Grant Agreement Resolution for the Community  
127 Development Grant for Kelley's Field. Seconded by Merrily and approved with 5 yes votes.

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129 Discuss FY 24 Agency Requests

130 Joy said the committee that reviewed the requests has no members. The question is how does the  
131 Board wish to proceed with the requests. It was agreed to send any requests directly to the Selectboard  
132 for review.

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134 Town Manager Report

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- The highway crew is finishing repairs on washouts at Texas Hill Rd. and working on replacing culverts on the road.
  - Getting finance quotes for the Highway trucks
  - Budget prep has started
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139       • Village South sidewalk is almost completed  
140       • Department heads evaluations are completed  
141       • There was a recess order for the Act 250 hearing waiting for answers to two questions  
142       • Submitted an invoice to Richmond for police coverage from July 26 to August 1 at just under  
143       \$29,000.00. Todd recommends 40% of that revenue be put in Police Capital.

144 Joy said the Town Hall roof project has gone out to bid. November 1 there will be a training for  
145 Selectboard members with Jude Smith Bell about examining biases.

146 Approve Warrants and Payroll

147 Merrily moved to approve the warrants, including payroll signed by Merrily and Maggie, as submitted by  
148 the Town Treasurer. Seconded by Mike and approved with 5 yes votes.

149 Consider a Motion to Enter Executive Session Under Provisions of 1 V.S.A. § 313(a)(3)

150 Merrily moved to go into executive session Under Provisions of 1 V.S.A. § 313(a)(3) to discuss an employee  
151 evaluation. Seconded by Mike and approved with 5 yes votes.

152 Maggie moved to come out of executive session. Seconded by Dennis and approved with 5 yes votes.

153 Motion to adjourn at 8:31 p.m. by Mike. Seconded by Paul and approved with 5 yes votes.

154 Respectfully submitted,

155 Valerie Spadaccini, clerk of the Board

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