

AGENDA
WARREN SELECTBOARD
AUGUST 10, 2010
WARREN MUNICIPAL BUILDING
7:00 PM

- ✓ 7:00 PM – Energy Committee Update – Anson Montgomery
Establishing a committee to start looking at Town Energy Alternatives
- ✓ 7:15 PM – Ruby Blair Apt 1 Lease -
Discussion on whether to Rent Apt 1 and discuss new state regulations regarding rentals and Lead Paint.
- ✓ 7:30 PM – Vermont Food Bank – John Sayles – Kingsbury Farm Activities/Update
What has happened with The Kingsbury Farm Since it Was Purchased.

7: 55 PM - Approval of Minutes for July 13, 2010 and July 27, 2010

- ✓ 8:00 PM – Warren Skateboard Park Update – April Smith, Pierre Hall
Open Hearth/structure status, Insurance Recommendations status

8:25 PM – Other Business

- ✓ Mad River Path Request – Permission to put up three fence posts and rails to define parking on Town of Warren Land by Kingsbury's Bridge (A/R Parcel) – To be removed when Kingsbury's Bridge Construction starts (Tentatively 2012).

Purchasing Policy Procedures

****Subject to last minute changes***

Minutes of August 10, 2010

Warren Selectboard

Warren Municipal Building

7:00 PM

Unapproved

Members Present: Andrew Cunningham, Chair, Matt Groom, Vice Chair, Bob Ackland, Anson Montgomery.

Members Absent: Kirstin Reilly.

Others Present: Rudy Elliott, Barry Simpson, Kara (VR), Alex Maclay (TV 44/45), April Smith, Pierre Hall, George Schenk, and John Sayles, and Cindi Jones.

7:06 PM – Meeting called to order by Mr. Cunningham.

7:07 PM – Energy Committee Update – Anson Montgomery – Mr. Montgomery reported that he has been working with Mr. Simpson and has 3 candidates that are very interested in becoming appointed to the Energy Committee. Mr. Anson is in the process of drafting a document with governing parameters of the committee. He commented that it would be an advisory panel to the Selectboard and the committee would meet quarterly and discuss looking at energy alternatives for the town such as solar, wind, fuel reductions and savings for town buildings. The committee would consist of about 5 people that would have a mission statement that would provide a clear understanding and costs of such energy related projects. Mr. Cunningham commented that they also have work with the Planning Commission on future energy alternatives as the Planning Commission is working currently on the Town Plan re-write. Mr. Ackland commented that the committee should also tap into the sources of the Valley Futures Network to look at possibly extending it valley wide. Mr. Montgomery was not ready to present the draft of the mission statement or the candidates at this meeting as he still had some work to do on it. Mr. Montgomery suggested that he would be ready for the next meeting to discuss the mission statement and have the board appoint the candidates.

7:15 PM – **Ruby Blair Apt 1 Lease – Discussion on whether to Rent Apt 1 and discuss new state regulations regarding rentals and lead paint.** – Mr. Cunningham started the discussion off with the bigger picture of building and area. It is property owned by the town; it is on town sewer and has its own water source. The Planning Commission presented a charrette a few years ago with the purpose of planning and at that time, the building would be demolished. Given the current economical situation, it would not be feasible to demolish it and would be available for another year to rent. Then the Town's people could decide on the fate of the building and what they would want to see.

The state just came out with a new lead law that a tenant living in a house built before 1978, the landlord is responsible for providing them with the disclosure and brochure describing lead paint. It is also the Town's responsibility to conduct essential maintenance practices at least every 365 days to provide the EMP form to the Vermont Department of Health. It also has to be a qualified person that has taken the 4 hours course regarding the new lead paint law. Mr. Cunningham would be responsible to undertake this as he has the training regarding the lead paint law.

The board also would to make changes to the current lease as advised by the Town's Attorney and the board was in agreement that the term would be a one-year lease. They were also were in agreement that they would contact a few local real estate brokers regarding leasing the building to the next tenant for Apt 1. Mr. Ackland will take on this task for talking to local realtors in the Warren Area.

7:30 PM – Vermont Food Bank – John Sayles – Kingsbury Farm Activities/Update –Mr. Sayles started the discussion off by updating the board on an open event that was held on Monday, August 9 for the public. There was some feedback but also some negativity came from people that attended the meeting. Mr. Sayles also gave the board a little introduction of the food bank. They have over 280 network partners around the state and last year distributed 7.5 million lbs of food and this year's goal is 8 million lbs of food. The food bank started operations in 1986 and they receive donations and receive about 3 million from the federal government and have a cooperative buying program. Mr. Cunningham inquired about their budget. Mr. Sayles explained that about 70% of the operating budget comes from individuals and businesses, 20% comes from foundations and trusts and 10% comes from the federal government to run federal food programs, and they received about \$83,000 from the state. They outsource for nutritious and fresh vegetables and receive canned food from other sources.

The VT Land Trust paid \$225,000, with \$200,000 in easements. There is about 8-10 acres of tillable agricultural land present on the site. The Vermont Food Bank invested about \$400,000 in to upgrading the property, such as drilling a well, building a septic system, stabilizing the barn and remodeling farm house for an office and living area. Most of the \$400,000 came from foundation grants. The current people leasing the brought with them their own equipment except for a tractor and harrow, and built the bakery/farm stand.

At the meeting on Monday many people felt betrayed and that there was a lot of friction between the food bank and the valley farmers, Gaylord Farm and Hartshorn Farm. Mr. Sayles explained that there was a change in the business model plan and that the VT Food Bank did not communicate the change in model to the community. Mr. Elliott inquired why the Food Bank couldn't buy from the local farmers. Mr. Sayles explained that Two Rivers Farm had established the buying program of the people and they kept this the same. Mr. Ackland inquired if there is more of an advantage to the farmers leasing the property now over the other farmers? Mr. Sayles responded in saying no. The current farmers have a one year lease that expires in January. Their rent is supplying the Food Bank with \$30,000 worth of food and whatever is left is theirs. Mr. Sayles again commented that it was a mistake not engaging the people who cared about the project. They were going to next year find a way to purchase some food from the local farmers. Mr. Montgomery inquired what the cost per lb was. Mr. Sayles responded that they pay \$1.00 per pound and that the food bank is also paying the property tax bill on the property. They felt that they wanted do their share to the Warren community instead of taking it off the tax rolls. Mr. Groom commented that project has achieved the conservation value of the property, but the most important thing is that the competitive advantage needs to be a level playing field. The board thanked the food bank for coming in an updating the board on the recent activities at the farm.

8:45 PM - Sugarbush Road Closure Update – Barry Simpson, DPW –

Mr. Simpson reported that the original road closure was set up for two weeks being closed from 7:00AM-5:00PM. Mr. Simpson has been receiving a few complaints on how the road closure is being managed. The delay seems to run when it is open to one way traffic when they are carrying a piece of pipe down the road as it requires two pieces of equipment which is a very slow process delaying traffic more than 20 minutes. One complaint was that road was supposed to be open to two way traffic after 5:00PM however, Tatro has been regularly working past schedule until 9:00PM or later and the flagger told the person that it was closed. Mr. Simpson printed out maps for the flaggers to pass to travelers so that they know the alternative routes to travel. The road closure has been closed for 5 days now and Tatro has only installed 2 culverts. They are proposing to ask if they can have an additional week of road closure.

Mr. Ackland and Mr. Cunningham were told at a preconstruction meeting that there would be a dedicated crew working on the culverts. Mr. Simpson told the board that they have hired another contractor to focus on putting in the culverts. Mr. Cunningham expressed concern about the erosion control and if the materials were being taken back to the pit. Mr. Simpson stated that they were removing the asphalt and top layer and returning that to the pit and were taking the best of the present material out and putting it back down underneath and compacting it. Mr. Cunningham also inquired about that the first culvert was not straight and that you could not see up it. From the highway crew's experience, the culverts have to be put in straight so that bands will work. If they are not, then the culverts shift and you get water leaking around the culverts causing erosion. Mr. Simpson responded that well, yes they were not exactly straight as per specs. Also, Mr. Cunningham inquired about the headers for the culverts. Mr. Simpson responded that the first culvert did not have one. Tatro also did not use the amour stone and had taken the 8" minus stone to use in the outflows and he made them take it back to the Town pit and retrieved the correct stone. Also, when they built the first header it was not adequately done and Mr. Simpson did report this to Mr. Kern and that it would have to be redone.

The board as whole was in agreement that they are not impressed by what has been done to date. The Town is willing to help to close the road but not to further along the snowmaking line construction. Mr. Cunningham will call Mr. Marshall on Wednesday and speak to him directly about the Town's concerns.

9:05 PM – Approval of Minutes for July 27, 2010 – Motion by Mr. Montgomery to approve the Minutes of July 27, 2010, second by Mr. Groom. All in Favor: VOTE: 4-0.

9:07 PM – Approval of Warrant for 8/3-8/4 – Accounts Payable –Bills of the Town of Warren – Motion by Mr. Groom to approve the warrant for 8/3-8/4, second by Mr. Montgomery. All in Favor: VOE: 4-0.

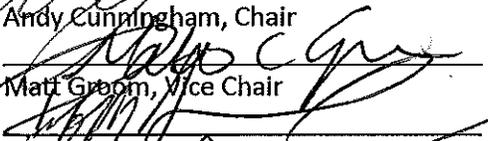
9:10 PM – Motion to adjourn by Mr. Ackland, second by Mr. Groom. All in Favor: VOTE: 4-0.

Minutes Respectfully Submitted by,
Cindi Jones, Town of Warren Administrator

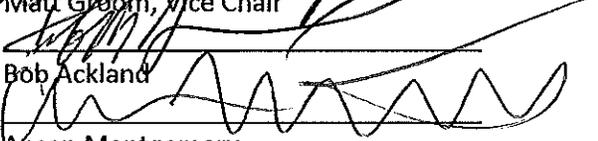
The Warren Selectboard



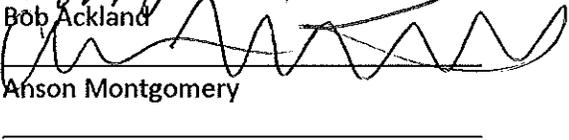
Andy Cunningham, Chair



Matt Groom, Vice Chair



Bob Ackland



Anson Montgomery

Kirstin Reilly