

Agenda
Warren Selectboard
Tuesday, December 10, 2013
Warren Municipal Building
7:00 PM

✓ 7:00 PM – Solar Installation – Brooks Field

✓ 7:45 PM – DPW Office Renovations

✓ 8:00 PM – Covered Bridge Rehab Considerations

8:15 PM - Possible preliminary Draft of Budget

8:30 PM – Approval of Minutes for November 26, 2013 (Still waiting on recording to write up)

8:35 PM – Approval of Accounts Payable Warrants 659,773.02

8:37 PM – Approval of Payroll Warrants 37,924.50

8:40 PM – Other Business

Appt of New CC member Jonathan Clough

Minutes of December 10, 2013

Warren Selectboard

Warren Municipal Building

7:00 PM

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

Others Present: Nils Behn, Rudy Elliott, Bob Baron, Miron Malboeuf, Barry Simpson, Rachel (VR), TV 44/45, Charlie Snow, Cathy Myer, Eric Brattstrom and Cindi Jones.

7:05PM – Meeting called to order by Mr. Cunningham, Chair.

8:06 PM – Solar Array – Nils Behn Aegis Renewable Energy - The board requested that Mr. Behn come back with a new financing option with the project being cash positive. Mr. Behn presented to the board a financial plan that would be cash positive for its 25 year life, deferred payment on the first year, a 12 year lease instead of 7 years with a balloon payment of around \$200,000 at the end. The financing company matched the lease payments with the cash flow so that the project would not go cash negative. The Lessor would pay the project costs upfront. The Permitting takes usually about 2 months. Mr. Behn explained that the maintenance costs of \$2,000 a year are figured into the lease. In year 16, 17, 18, 20 and 22 the maintenance costs run about \$4,000 and year 22 it would be \$22,000. The major expenses are the 6 inverters. The panels are guaranteed for 25 years for 80% output. Mr. Montgomery commented that there are risks, but it is a small management risk and is a good project for the Town with positive benefits and the town will make money. Mr. Baron inquired on who pays the insurance? The town would pay the insurance on the system. Mr. Brattstrom inquired about lightning strikes. Mr. Behn commented that they are fully protected and grounded. Ms. Myer commented that she did not want see the solar array panels in the Eaton Parcel field as she felt that field should be left as is. Mr. Behn commented that if any array was put in that area, it would be put back close to the tree line, but the amount of sunlight diminishes because of the ridge line. Mr. Snow inquired about mowing and if a fence was going to be put up. Mr. Behn commented that the panels are about 3 feet off the ground and mowing would only need to be done twice a year. There would be no fence but there is protective matting that protects the electrical components.

Next steps from here: The board was all in general support of the project. Mr. Ackland commented he would like to see on paper how the money actually flows from the school and town before signing a contract. Mr. Behn will send over to the board the information and they would proceed with signing a contract at their next meeting.

8:00 PM - Department of Public Works Office – Mr. Simpson had brought with him the plans he had submitted to the board earlier. Mr. Groom inquired on why we needed to build 3 new walls when the space could be used as it is. Mr. Ackland agreed with Mr. Groom that just by leaving the space open and using portable dividers is an inexpensive, flexible, easy to heat and could be ready to move into anytime. There is a door that can be locked as the listers are the only ones that are in that space. Mr. Simpson had already sent out to bidders the proposed project; he would contact them and tell them that the Selectboard has changed the parameters of the project. The board did give approval on having an electrician come in and to purchase movable partitions. They would like to see Mr. Simpson move in soon, to close the Ruby Blair House down for the winter.

Covered Bridge – Mr. Simpson updated the board on the Covered Bridge engineering. Plans have been going back and forth as there are different opinions and ANR restrictions that have stalled the project. Dubois & King did find 2 rotten stringers that sit on the abutments that have developed rot that would have to be replaced. The engineering and fix to the abutments have become more complicated and will be above the grant amount of \$300,000 awarded to the Town.

8:40 PM – Preliminary Budget – The board reviewed the preliminary budget to date. The Selectboard budget legal decreased to \$5,000 from \$10,000. General comments were that after the first of the year, budgets for Zoning/DRB, Highway, Library, Fire Dept, and Law Enforcement would be presented to the board by the appropriate supervisor. The Mad River Recreation budget was highlighted as were the school programs and who is accountable and runs them. Mr. Ackland commented that he added on to Ms. Jones excel budget sheets that will track the municipal tax rate using the 2013 grand list. The grand list could go up in 2014 but the Listers would have to weigh in on that.

9:05 PM – Conservation Commission Appointment – The members of the Conservation Commission sent the Selectboard a recommendation for appointing Jonathan Clough to the Commission. Jonathan is the founder and manager of Warren Pinnacle Consulting, Inc., an environmental consulting firm located in Waitsfield. Jonathan Clough's practical experience will be a great benefit to the Conservation Commission.

Motion by Mr. Montgomery to approve the appointment of Jonathan Clough to the Warren Conservation Commission, second by Mr. Groom. All in Favor: VOTE: 5-0.

9:50 PM – Approval of Minutes for November 26, 2013 – Motion by Mr. Ackland to approve the Minutes of November 26, 2013, second by Mr. Groom. All in Favor: VOTE: 5-0.

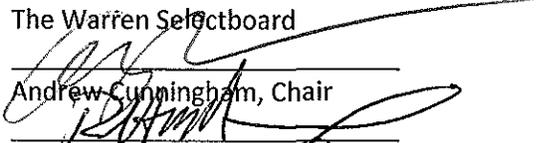
9:53 PM – Approval of Accounts Payable – Motion by Mr. Ackland to approve the accounts payable warrants as presented for \$659,773.02, second by Mr. Groom. All in Favor: VOTE: 5-0.

9:55 PM – Approval of Payroll Warrants – Motion by Mr. Ackland to approve the payroll warrants as presented for \$37,924.50, second by Mr. Groom. All in Favor: VOTE: 5-0.

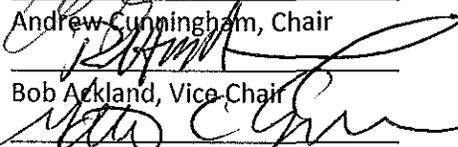
10:00 PM – Motion by Mr. Groom to adjourn, second by Mr. Montgomery. All in Favor: VOTE: 5-0.

Minutes Respectfully Submitted by,
Cindi Jones
Warren Town Administrator

The Warren Selectboard



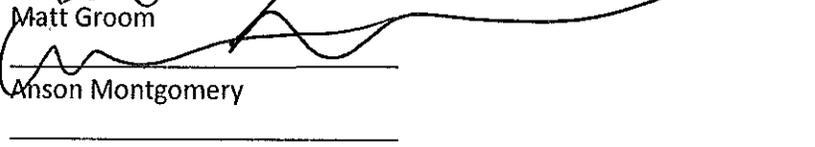
Andrew Cunningham, Chair



Bob Ackland, Vice Chair



Matt Groom



Anson Montgomery

Colleen Mays