

TOWN OF LYNDON
SELECTBOARD MEETING

March 28th, 2016
6:49 PM

Selectboard
Kermit Fisher
Dan Daley
Martha Feltus

Press

Public
Justin Smith
Larry Willey
Joe Dauphin
Joanie Hahr

Dan Daley called the meeting to order at 6:49 PM

Added Agenda Item:

Mr. Daley added one item to the agenda which was to discuss the property value assessment of the Charles Carter Center with the Listers.

1. Approval of the Minutes:

Marty Feltus made a motion to approve the March 21, 2016 minutes with three changes.

Under item #1 of the minutes it should read enforcement "Division" not Davidian.

Under item #9 of the minutes, for clarity, change it to read that "proper" clean-up of the event route will occur immediately following the event, and pedestrian safety measures will take place including contracted police services and the closure of Maple Street to vehicle traffic during the event.

Under item #11 change 2016 to 2017 and 2015 to 2016.

Kermit Fisher seconded, and the motion carried 3-0.

2. Assessment of the Charles Carter Center:

The Listers brought to the Selectboard's attention an issue that had been overlooked for years regarding the assessed value of the Charles Carter Center in the Industrial Park. In 2005 the Northeastern Vermont Development Association (NVDA) had asked for the assessed value to be based on tenant occupancy of the building. Any tax stabilization contract that is entered into may not exceed a 10 year period without going back to the voters. The 10 year time limit has passed, the parties may enter into a new contract not to exceed five years. The voters would need to approve of the tax stabilization agreement. In addition, it appears that the agreement reduced the assessed value by more than the 50% of the assessed value. The Listers asked the Selectboard how they wished to proceed. Marty Feltus said she felt the Listers should send NVDA a notice to make them aware that the full 100% assessed value was going to be used for the 2016 tax bill. The Selectboard felt that by giving them a notice, it would put the ball in NVDA's court, and would put the onus on them to file a grievance request for a change of value if they felt the assessment was too high; or they could make a request to enter into a new tax stabilization agreement for a period of time that could not exceed 5 years. It was agreed that the industrial park agreement needed to be followed when considering any future requests for tax stabilization.

3. Executive Session: Contracts

Motion made by Kermit Fisher, seconded by Marty Feltus to find that premature general public knowledge of a pending contract with Utility Partners will clearly place the Town of Lyndon at a substantial disadvantage. 1 V.S.A. § 1313 (a) (1). Motion carried 3 to 0.

Motion made by Kermit Fisher, seconded by Marty Feltus to enter into executive session at 7:24 PM. To discuss the Town of Lyndon's contract with Utility Partners under the provisions of Title 1, Section 313(a) (1) of the Vermont Statutes. Motion carried 3 to 0.

Upon coming out of executive session at 8:19 PM, Dan Daley announced no action was taken with regard to the contract with Utility Partners for the wastewater operations. The Board announced that they would be scheduling a meeting for later in the week to have some additional questions answer by Utility Partners.

4. Generator at Industrial Pump Station #2:

Joe Dauphin was looking for confirmation from the Selectboard on how much the Board was willing to spend in order to diagnose the reasons why the generator hydro-locked when he and the generator repairman attempted to start it. Mr. Dauphin explained several scenarios for the cause and explained that there were differing levels of expense for how far the generator could be taken apart to look for the cause to the problem. The Selectboard opted to start with buying a new head gasket kit, which was the least costly step to start. While that was being replaced and the generator was partially apart other areas of the engine could be inspected to attempt to identify the issue at hand. Kermit Fisher made a motion to buy the head gasket kit. Marty Feltus seconded, and the motion carried 3-0.

The Meeting adjourned at 8:30 PM.

Approved by the Selectboard: April 4, 2016