

TOWN OF FAIR HAVEN, VERMONT
Selectboard, Water & Sewer Commissioners, Liquor Commissioners, Cemetery Commissioners
Tuesday, August 9, 2022 – 7:00 PM Agenda
Zoom Meeting Link: <https://us02web.zoom.us/j/86149759005>
Phone: 1 929 205 6099 | Meeting ID: 861 4975 9005

UNAPPROVED MINUTES

Members Present: Glen Traverse, Chadd Viger, Jay Brown, Rich Greenough

Members Absent: Bob Richards

Others Present: Town Manager Joe Gunter, Recording Secretary Claire Stanley, Jim Britt (PEG TV), Rod Holzworth, II

Call to Order: Acting Chairman Glen Traverse called the meeting to order at 7:00 p.m. and led the assembly in reciting the Pledge of Allegiance to the Flag.

Appointment with Renters -- Water Shutoff: No one was in attendance

Amendments to the Agenda: None

Approval of Minutes: Mr. Brown moved to **approve the Minutes of the July 26, 2022**, meeting; seconded by Mr. Viger and passed

Five Minutes for Public Comment: None

Department Head Reports: **Dept. of Public Works (DPW) Supt. Aaron Kerber** prepared a written report, included in members' packets

- * Have completed roadside mowing
- * Have started crosswalk painting
- * Will continue work to prepare Fourth and Furnace streets for final paving
- * Will pave a shim coat on Scotch Hill tentatively scheduled for week of August 22
- * Today took delivery of the sidewalk plow previously approved for purchase

- * **Water Dept.** Met with engineering firm on the 60% Professional Engineering Report (PER) for the waterline replacement project for Main, Prospect and the Northernmost section of Washington Streets; are moving on to 90% of that PER. This has been on a fast track -- now find that the State has pushed back the paving project to 2025 allowing more time to complete the PER and pursue funding sources
- * Have started the chemical storage tank purchase process; waiting for vendor timeline

- * **Sewer Plant:** About completed the garage/storage room work; plant upgrade is complete with minor punch list items left. Otherwise, the plant is running well.

Town Manager Report and Communication: Manager Joe Gunter reported:

Police:

- * Two compliments were received for Officer Kerber. 1) that he was courteous in the process of a citation, treating them well, and 2) that he was able to talk down a potential suicide attempt on Main Street bridge
- * Reported 61 violations
- * Performed 18 finger printings @ \$25. = \$450 revenue
- * National Night Out was well attended; Stewarts donated the food; Revive Church landed a helicopter for the event
- * Mr. Brown questioned whether DPW was getting done at 4:30 with a half hour lunch. Manager Gunter will check to make sure the 10-hour day ends on time
- * Mr. Viger thanked and commended the police officers for handling the mental health incident on the Main Street Bridge successfully
- * Talked with the State Attorney General and non-profits that are working to get the last \$520 water payment for the Green Mtn. Mobile Home Park. They have looked into replacing the waterlines in the park and found the cost would be around \$150,000 -- prohibitive
- * Expect to have the budget ready for Select Board first review in October
- * The audit will be August 22 -23

OLD BUSINESS:

Salt Shed Update: Manager Gunter reached out to a couple of Towns that built salt sheds. Proctor sent along drawings/schematics. Reached out to a local contractor with no response. Discussion re: how to proceed including contacting the Amish community -- could block to 8 – 10 feet and frame from there. More to come

NEW BUSINESS

Liquor License: Mr. Brown **made a motion to approve 1st and 3rd class liquor license** as requested by Fall Mountain Wine's LLC, DBA Fall Mountain Vineyard. The motion was seconded by Mr. Greenough and passed unanimously.

Special Event Permit Approval: Mr. Brown **made a motion to approve a special event permit** for Vermont Distillers Inc. wine, cheese and spirits tasting; seconded by Mr. Greenough. The event will be held August 19th Fair Haven Friday. The motion carried unanimously.

Planning Grant Application and Grant Match -- Housing: Manager Gunter commented the need for housing in Vermont and his want to reduce taxes and increase revenue in Fair Haven. He has been working with the Housing Trust for a Vermont Community Development Program (VCDP) grant to do a study and get a site plan for the Bischoff property on Airport Road across from Green Mtn. Mobil Home Park. The VCDP planning and engineering grant for the site is \$60,000 with 10% match. The only cost to the Town is \$3,000 - half of the \$6,000 match. The other half paid by the builder. The plan is for 170 units, half low-income housing, and half starter homes. Mr. Brown expressed disagreement saying it is on private property; would support the developer, not funding; have given non-financial support to Adams House and Appletree. Mr. Traverse stated he is all for housing; is

uncomfortable with financing a private project; already have low-income housing in Town, do not want more. At Mr. Viger's inquiry re: how much income could the Town realize from this project, Manager Gunter stated that at current rates, the Town could collect \$375,000 per year in taxes for the life of the building(s). Suggestion that tax stabilization could be offered; the project would increase the tax base; what would be the impact on schools; is the property in wet zone. All members support a housing project; are uncomfortable with funding. Manager Gunter stated nothing will change unless this Board acts.

Traffic Ordinance Discussion: Copy of ordinance in members' packets. Mr. Traverse noted last meeting discussion re: trying for 25 MPH speed limit on Main Street again. The current ordinance lists different speed limits on different streets. Fourth Street should be 25 MPH because of school traffic; there are intersections and driveways where bushes/brush has overgrown that impairs ability to see on-coming traffic. Members will review the 17 page document and discuss it at next meeting.

Trailer Park Tax Sale -- Municipal Bid: Manager Gunter reported that nothing is happening with property tax payment. Currently, the tax for land and trailers not owned by individual tenants is \$33,797.18. Four trailers (3 abandoned) owe Appx. \$4000. The property is 5.8 acres. Lengthy discussion followed including: how best to proceed; if there are no bids, taxes will continue to accrue; the Town will be responsible for the property; there has been little cooperation from the State; Tenants have been taking care of the property that is "stuck" in Probate Court for 7 years. Mr. Viger asked, what kind of opportunity is there for the Town? Would like more time to educate himself to the issue. If the Town does not act, nothing will be done; major clean-up is needed; the property would cause way less liability if it were empty; need to find resources for tenants to re-locate; Mr. Brown noted, have been trying to find a way to re-locate tenants for 2 years; State only came into the picture in the last few months. It is the consensus of the Board to start the tax sale process and discuss whether the Town will submit a bid at the next meeting.

Policy Review -- Anti-Displacement Policy: Manager Gunter stated this policy update applies only for funds/grants sought from Vermont Community Development Program (VCDP). It allows to receive and use grant funds only if no person is displaced from their home; if displaced, the Town would be required to provide relocation. Mr. Brown **made a motion to not sign the document**. After discussion to clarify the content and verbiage of the policy, Mr. Brown **withdrew the motion**. The policy review is tabled to gather further information and clarification.

Parking Lot: Members explained Parking Lot items for Mr. Viger's information; nothing is heard re: **Adams Street Bridge Replacement**.

Board Roundtable

- * Mr. Greenough requests a list of items spent with American Rescue Plan Act (ARPA) funds, and how much is left in the fund
- * Mr. Greenough commented on need to budget funds for the Park; tree maintenance; open spaces for more trees, and to replace some that are dying; topsoil/fertilizer; have received compliments about the metal table -- perhaps install more -- that one cost \$475; fence painting. Mr. Brown suggests, if the Concert in the Park is looking for ways to contribute, that would be a starting place.

- * Mr. Greenough noted the Canon could use a serious cleanup. Perhaps the Fire Dept. could give it a good hosing at one of their Tuesday practices.
- * Mr. Brown stated he is not happy with some things going on with DPW
- * Mr. Brown stated he wants to stop applying for grants; running out of grant match funds; have a lot of money tied up in grants where nothing is getting done noting the South Park and Ride, and Lights in the Park. Manager Gunter replied those were applied for before COVID that caused so much work to be shut down. Manager Gunter will prepare a report of on-going grants and match for the next meeting.
- * Mr. Viger thanked the Board for his appointment; he expects it will take some time to get up to speed on matters; his interest is to find ways to draw more families to Fair Haven and increase revenue.

Review of Financial Reports: Mr. Traverse **moved to pay the Payroll Warrant, \$40,808.24;** seconded by Mr. Brown and passed unanimously.

Mr. Traverse **moved to pay the General Fund Warrant, \$110,044.09;** seconded by Mr. Brown for discussion. The \$21,000 payment is for elevator work done in June. The motion carried unanimously.

The **checkbook status** is, \$359,614.39

Executive Session: Mr. Greenough **moved the Board and Town Manager into executive session** at 8:36 pm to discuss Personnel: Labor Relations, 1 VSA ¶ 313 (a)(1); seconded by Mr. Viger and passed.

The Recording Secretary was excused at this time.

Mr. Brown **moved the Board out of executive session** at 9:30 pm; seconded by Mr. Greenough and passed unanimously

Mr. Brown **moved to adjourn** at 9:31 pm; seconded by Mr. Greenough and passed unanimously

Respectfully submitted: Claire Stanley

Glen Traverse, Board Clerk