



Town of Shelburne, Vermont

SELECTBOARD MEETING AGENDA

Tuesday, January 29, 2019

Meeting Room #1, Shelburne Town Offices, 5420 Shelburne Road, Shelburne, Vermont

Call to Order at 7:00 P.M. Mary Kehoe participated by phone.

*Approval of Agenda: Motion by Heins to approve; seconded by Parker and approved unanimously.

*Approval of Selectboard Meeting Minutes of 1/22/19: additional names added to those present included Paul Irish, Devin Major, Jane Zenaty, Wendy Saville, and Cathy Townsend. Motion by Parker to approve as amended with the additional names; seconded by Heins and approved unanimously.

Public Comments/New Library and Town Center Project update: No comments.

Selectboard Comments: Dein stated he was impressed that so many residents attended these meetings regularly and despite inclement weather. Heins thanked Dein for his efforts organizing the event on Saturday and thanked all who helped.

Town Manager Report: Krohn thanked Town crews for their efforts clearing roads and repairing water breaks in tough weather conditions, and thanked everyone for the Saturday event.

*Road repair agreement with VELCO – authorization to sign: the agreement was explained. Motion by Heins to authorize the Town Manager to sign; seconded by Parker and approved unanimously.

Appointment of Service Officer: the purpose and role were explained. Motion by Heins to appoint Town Manager Lee Krohn as Service Officer until April 2, 2020; seconded by Parker and approved unanimously.

Authorization to sign School Resource Officer contract with Champlain Valley School District: it was explained That this contract had been reviewed by many parties through multiple versions, and had been vetted by Counsel. Motion by Heins to authorize the Town Manager to sign; seconded by Parker and approved unanimously.

*Executive Session pursuant to 1 VSA 313 to consider the negotiating or securing of real estate purchase or lease options

Motion by Parker to find that premature public knowledge regarding the negotiating or securing of real estate purchase or lease options would clearly place the Town at a substantial disadvantage. Seconded by Heins and approved unanimously.

Motion by Parker to enter executive session pursuant to 1 VSA 313 to discuss the negotiating or securing of real estate purchase or lease options, and to invite the Finance Director and Town Manager into the executive session. Seconded by Heins and approved unanimously.

Motion by Parker exit executive session and resume public session at 8:25 P.M. Seconded by Heins and approved unanimously.

*Public Hearing, proposed Town Budget for FY 2019-2020, continued: It was noted that the Board has concluded discussion about the real estate matter that was the subject of the executive sessions. It relates to an option to purchase a property to be reviewed as part of the Warning for Town Meeting. The initiative regarding a prospective future combined Fire/Rescue facility was described, that an opportunity has presented itself that required significant thought and analysis, where the Town and a private party would share in up front suitability analyses to determine usability for each party's needs. This would require funds to start, but would not commit the Town in any way to any future purchase nor expenditures without subsequent Town Meeting votes.

The Board struggled with this matter, especially in light of the hard work already done to keep the overall Town budget manageable; but with the numbers negotiated and before us, it was felt to be a fiscally sound approach and an acceptable risk, and a potentially strategic investment on the part of the Town. Krohn explained how we got to this point, and offered brief overview of the mechanics involved with the first and potential subsequent votes. Individual Board members each offered their own perspectives on the matter.

With all that as introduction, the public hearing on the proposed Town budget was reopened and continued. A question was raised why the Open Space Fund is a separate ballot item, and whether it should be reincorporated into the main budget in future years. With no further questions or comments, motion by Heins to close the hearing; seconded by Parker and approved unanimously.

*Approve Town Meeting Warning: the draft warning was distributed, and the article related to the property matter read aloud. Opportunity was offered for the 'private party', Eli Lessor-Goldsmith of Healthy Living Market and Café, to speak for himself. He felt this was an exciting opportunity for both parties, was willing to answer questions, thanked the Town, and expressed interest in joining the Shelburne community.

Fire Chief Ouimet appreciated the Town's approach, stating this was a perfect location, and a long time in coming as opportunity. The Chiefs clarified that this location had long been considered as the best possible site long before this opportunity arose. Storey explained again that this would be a three-step process and project, and that while this is only step 1, the Board felt strongly the need for transparency on next possible steps. This is a one-time opportunity for this site.

Dein accepted the opportunity and need, but expressed concern for cost of living in Shelburne, and that we also needed to pursue a broader analysis in the next six months of costs and needs at all Town facilities – stormwater, wastewater, deferred maintenance – and the like. Parker agreed; and thanked Lessor-Goldsmith and the Chiefs for coming together on this great opportunity. It could showcase how the Town and business can come together for the betterment of the entire community. The Rescue Squad and its offer to split the up front costs were acknowledged as integral to the process. Kehoe acknowledged the difficult timing re: existing debt and budget constraints, but that life is unpredictable. The area has long been considered, the location is perfect, and this is a chance to partner on shared infrastructure costs that otherwise be our own. We have to consider makes sense in the long run... if we want a strong Shelburne, we need to invest in our community. Storey, Heins, and Parker were thanked for their hard work on this. Heins described how this came at us quickly, and much time was spent vetting this under close scrutiny. If it moves forward, this is the first step in a long term process, understanding it's complex and has associated risk. That said, he felt this was now appropriate to put on the ballot; plus an anchor tenant like this could help to reinvigorate the RT 7 corridor.

The parties are committed to providing further, clear information to help explain these matters. A question Related to the importance of being located at a controlled intersection was answered. Heins then offered Brief description of the Letter of Intent negotiated by the parties clarifying intentions, responsibilities, and Contingencies. Motion by Heins to accept and sign the Letter of Intent dated 01/29/19 regarding the Proposed real estate transaction. Seconded by Parker and approved unanimously.

With no other questions, motion by Parker to adjourn the meeting; seconded by Heins and approved Unanimously. The meeting was then adjourned at 8:05 P.M.

Respectfully submitted by Lee Krohn.

For the Selectboard

Date