

**Waterbury Select Board Meeting
February 3, 2014
Main Street Fire Station**

Present: J. Grenier, Chair; R. Ellis, C. Viens, K. Miller, and C. Nordle, Select Board; B. Farr, Long Term Economic Recovery Director; A. Imhoff, ORCA Media; M. Orso, Waterbury Record; and C. Lawrence, Town Clerk.

Public: Linda Parks, Chris Palermo, Theresa Wood, Paul & Jane Willard, Duncan McDougall, Jamie Ervin, Bob Butler, Margaret & David Luce.

The meeting was called to order at 7:03pm.

PUBLIC

Bob Butler was present to thank the Board for their hard work on the Municipal Complex project.

AGENDA

A revised agenda was distributed earlier in the day.

FIRE STATION SOLAR PANELS

J. Ervin gave the Board an update of Waterbury LEAP's work with the solar panels. Panels have been installed on the fire station roof and are already generating power. There will be a website up soon to monitor usage. LEAP is in their 2nd Waterbury-Duxbury solar year. The Town should save over \$60,000 over 20 years, is number three in the state in per capita solar, and will be number one after the installation of the next array. She expressed appreciation for the Town's participation and support of solar projects. Waterbury LEAP will assist with a solar project on the new Municipal Complex.

B. Farr stated she is working with Efficiency Vermont on the new complex which is close to being a Net Zero project, and she would like support of the Select Board to continue these conversations. B. Farr would like to coordinate with Waterbury LEAP on the project. Net zero means there is no cost to the municipality for heating and cooling of the building.

MUNICIPAL BUILDING ITEMS

C. Lawrence presented a Necessity Resolution and Reimbursement Resolution related to the upcoming Municipal Bond vote. The Necessity Resolution confirms the action taken at the meeting on January 27th, 2014. The Reimbursement Resolution allows the Select Board to use general fund money as an advance on project costs with the expectation of being reimbursed later out of the proceeds of the bond.

It was suggested that the Necessity Resolution be changed to include the entire cost of project, with a bond amount of \$2,950,000.

R. Ellis made a motion to approve Necessity Resolution where the estimated overall cost of the project will be \$4,984,372. The motion was seconded by C. Nordle and passed unanimously. R. Ellis made a motion to approve the Declaration of Official Intent of the Town of Waterbury to Reimburse Certain Expenditures from Proceeds of Indebtedness. The motion was seconded by K. Miller and passed unanimously.

B. Farr explained the Resolution for an Accessibility Modification Grant. The Town should be eligible for over \$50,000. The Board needs to approve and sign the resolution and hold a public hearing, which has been scheduled for 5:45pm on Tuesday February 18th. The maximum amount available is \$75,000. K. Miller made a motion to approve the Resolution for VDCP Grant Application Authority. The motion was seconded by C. Nordle and passed unanimously.

B. Farr stated that she is also working with Revitalizing Waterbury on a downtown grant to pay for parking lot paving, lighting, and landscaping.

The architects have been working with Efficiency Vermont about building a highly efficient building. They are close enough to try to get to Net Zero, where the benefit would be to get the project additional funding.

The architects are meeting on Friday with the Outreach group. B. Farr has received some quotes from the Waterbury Record as to what it would cost for a variety of outreach materials. A full page color ad costs \$566 and a half page color ad costs \$320. An insert in the paper costs \$2,520, and a mailing to registered voters costs approximately \$3,000.

A discussion was held about what format to use. C. Nordle suggesting doing 2 half page ads and one full page ad, and also believes a mailing is important. He is willing to spend money to get the message out. R. Ellis suggested exploring the use of the bulk mail permit. B. Farr suggested exploring using a company that does the stuffing and mailing, using their bulk mail permit. T. Wood suggested using a post card size ad with the important information and key dates.

R. Ellis made a motion to authorize 2 half page ads and one full page ad, and a mailing for a total not to exceed \$5,000. The motion was seconded by C. Nordle and passed unanimously.

C. Nordle distributed a draft of the Library MOU. He reviewed some changes from the prior draft, and explained the difference between the first MOU (prior bond vote) and this draft MOU. The MOU references an exact square footage. It was suggested to use the term 'approximately 7,700' instead an exact number due to fact that the plans are being tweaked to meet code requirements. It was also suggested that in the last 'Whereas' statement, the word 'paid' should be changed to 'conveyed'.

C. Nordle stated that there needs to be a discussion about when to utilize the Library's funds. The Board can have this conversation when the Manager is present.

C. Nordle made a motion to approve the MOU between the Select Board and the Library Commissioners with word 'paid' changed to 'conveyed' in the last 'Whereas'; and '7,656 square feet' changed to 'approximately 7,700' in paragraph 5. The motion was seconded by R. Ellis and passed unanimously.

C. Nordle distributed a draft of the Historical Society MOU. The concept is to set up a lease agreement between Town and the Waterbury Historical Society (WHS) with a prepaid rental contribution of \$100,000. One unresolved issue is that the WHS needs some security that they will have space on an on-going basis, but that the Municipality might need potential future space. What happens if Municipality moves out of building?

C. Nordle reviewed the clauses in the MOU. WHS is looking at some additional storage in the building, perhaps in the mechanical storage room. WHS wants some security that relocation would be by agreement.

C. Palermo confirmed another \$10,000 has been added, bringing their confirmed contributions to \$80,000.

Discussion continued about the necessity for adequate storage. T. Wood suggested referencing the plan as Option B12 as consistent with the Library MOU. R. Ellis suggested that there should be as much sharing of space as possible. C. Palermo stated that museum space needs to be dedicated to Historical Society display.

C. Nordle asked to discuss the term of the lease. C. Nordle feels that 99 years is too long, however a minimum period of 20 years is not enough. T. Wood stated that 99 years shows that there is a commitment to continue with the arrangement and that this is an important message to convey. The term of the lease is difficult because the Historical Society is a 501(c)3 organization. C. Palermo approached Board years ago about having the WHS be a municipal entity with an elected Board, and hopes that the Board would entertain this idea at some point in the future. T. Woods feels a commitment of 20 years is not enough. C. Nordle is happy to continue to facilitate the discussion, and asked Board members to take a crack at marking up the draft. R. Ellis emphasized that the municipality needs to preserve flexibility for future expansion. It was suggested that the MOU show a 99 year lease which may be renegotiated after 25 years if municipality needs the space.

K. Miller asked about taxation on solar panels. R. Ellis stated that the Legislature is looking at the issue, and there may be new laws by May.

TOWN CLERK'S ITEMS

C. Nordle made a motion to approve the minutes of the January 27th meeting. The motion was seconded by K. Miller and passed unanimously.

C. Nordle made a motion to approve the liquor and tobacco license for Depot Beverage, liquor licenses for The Bluestone and The Reservoir and outside consumption permits for The Reservoir and Barwick Corporation. The motion was seconded by C. Viens and passed unanimously.

C. Lawrence updated the Board on a request from the Alchemist to have a beer sale on Saturday February 15th from 10:00am to 4:00pm at the site of the former Station Lumber.

There being no further business, the meeting was adjourned at 8:47pm.

Respectfully submitted,

Carla Lawrence, Town Clerk

Approved on: Feb. 18, 2014