

Joint Meeting of the Waterbury Select Board & Village Trustees
December 18th, 2017
Steele Community Room ~ 28 North Main Street

Present: C. Viens, D. Schneider, M. Metayer, J. Brown and M. Frier, Select Board; P. H. Flanders, Village President; L. Sayah and N. Sherman, Trustees; W. Shepeluk, Municipal Manager; A. Imhoff, ORCA Media; and C. Lawrence, Town Clerk.

Public: M. Hughes, Waterbury Record; A. Johnson; E. Coffey; J. Hermanowski and M. Podgwaite, Waterbury Ambulance Service Inc.

The meeting of both Boards was called to order at 7:05pm.

APPROVE AGENDA

M. Metayer made a motion to approve the agenda with the addition of a Utility Relocation Order requested by VTrans. The motion was seconded by M. Frier and passed unanimously.

CONSENT AGENDA ITEMS

M. Frier made a motion to approve the consent agenda items, including the minutes of the December 4th meeting. The motion was seconded by D. Schneider and passed unanimously.

UTILITY RELOCATION ORDER

D. Schneider made a motion to approve the Utility Relocation Order as requested by VTrans which requires the Telephone Operating Company of Vermont to relocate underground facilities existing along Main Street on or before June 30, 2018. The motion was seconded by M. Metayer and passed unanimously.

PUBLIC

A. Johnson formally invited the Boards to the Revitalizing Waterbury Community Summit on January 6th at 8:30am at the Thatcher Brook Primary School gym.

JOINT BUSINESS

Discuss 51 South Main Street Property

C. Viens invited the Trustees to discuss the 51 South Main Street property and encouraged the Trustees to turn the property over to the Town to determine the future use. The Trustees have sent out an RFP on the property and are asking \$200,000 for the property. There are certain conditions in the RFP such as preserving the parking during the Main Street reconstruction project. If sold to the Town, the Trustees would expect a fair price for the property.

C. Viens has fears that the Village will lose significant parking spaces once the TD Bank building is sold which will put local businesses at risk. W. Shepeluk stated that developers and property owners are supposed to provide adequate parking in accordance with the zoning by-laws. W. Shepeluk explained on-street parking as allowed by the Trustees, and stated that the Town has not done anything to assist with parking in the Village whereas the Village has purchased property and built several parking areas.

W. Shepeluk gave a brief history of the status of 51 South Main Street from August of 2011 to present. C. Viens suggested that the Boards look to the future and think of the Town of Waterbury as one entity and the Boards need to consider how to solve the parking issue. P. H. Flanders stated that if the Town is interested in the property, the Board can make an offer.

M. Frier stated that Village residents already own the property and asked how it would work if the Town were asked to purchase the property, as the Village residents are also Town residents. W. Shepeluk stated that this has been the issue every time there is an intergovernmental transfer.

M. Metayer asked if there was a way to cooperatively demolish the building and use the parking during the reconstruction, and discuss the use of the property at a future point in time. P. H. Flanders stated that they will look at the RFP's, and if the Town is willing to make an offer, they can.

M. Frier suggested that when the TD Bank building is sold, the Town could approach the new owner to discuss purchasing the parking lot.

D. Schneider stated that the parking study showed there is ample parking in the Village; however there are risks in terms of the bank lots. He stated that the Board needs to look at long term planning. M. Frier stated that it makes sense for the Town to purchase 51 South Main Street. W. Shepeluk stated that the Select Board could submit an RFP on the property by January 5th. If the offer is accepted, there would need to be voter approval.

M. Frier recognized the January 5th RFP deadline and requested further discussion on the Town's interest in the property. W. Shepeluk reviewed some of the language in the RFP and asked if the Trustees would consider letting the Select Board submit an RFP by January 10th, which is the evening of the Trustees meeting during which they will review the proposals. P. H. Flanders stated that the Select Board could submit a letter of interest by January 5th, with further details by January 10th.

Manager's Report - October & November

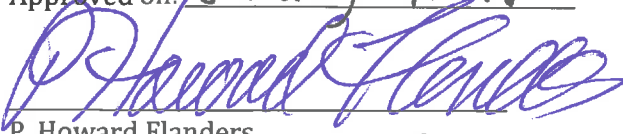
W. Shepeluk distributed the Manager's report earlier in the day. He briefly reviewed the report and stated that the total expenditures on the Verizon cell tower legal issue totaled almost \$172,000; however the Town won the case.

At the conclusion of the Joint Business, the Trustees adjourned at 8:20pm.

Respectfully submitted,

C. Lawrence, Village Clerk

Approved on: January 10, 2018



P. Howard Flanders



Lawrence Sayah



Natalie Sherman