

DRAFT Minutes
BROOKLINE SELECTBOARD MEETING
February 1st, 2017 at 6:30 PM

Action Summary:

- Approved the Minutes for January 18th, 2017
- Approved pay orders totaling \$10,446.04

Present:

Board: Dorothy Maggio (Vice-chair), Stan Noga, Bruce Mello, Gwen Tanza

Members of the Public: Mark Bills, Guy Tanza (Videographer), Peter Barus (Recorder)

Call the meeting to order

Ms. Maggio called the meeting to order at 6:35 PM.

Changes to the agenda

Old business: SLDC exit signs.

New Business: L&G and NewBrook.

Approve minutes from January 18, 2017

Corrections were made to the January 18th draft Minutes.

Ms. Tanza moved “to Approve the Minutes for January 18th, 2017, as corrected.” Second by Mr. Mello. **All in Favor.**

Scheduled members of the Public

Town Clerk Update

Mr. Tanza noted that there are three votes coming up:

- February 8th: L&G Australian Ballot Vote FY18 Budget (9:00AM to 7:00PM, Town Offices); the Board of Civil Authority should be there around 7:00PM; Mr. Mellow, Ms. Maggio and Mr. Noga signified their availability. Counters will be needed from 7:00PM to 8:00PM.
- March 7th: Town Meeting Day, Act 46 Australian Ballot Vote 9:00AM to 7:00PM, vote counters needed.
- February 15th: Brookline-Newfane Joint Contract Board Budget Vote.

Absentee ballots will be available by Tuesday, after candidates’ petition deadline.

Taxes are due February 15th; dog licenses are new available, due April 1st.

Unscheduled members of the Public (none)

Old Business

SLDC update – toilets; exhaust fans; furnace room louvers

Ms. Maggio noted an email from Tina Bills regarding a building inspection citing some items in need of repair or replacement: three bathrooms need ventilation; ceiling tiles in the Gym need replacement. Ms. Bills asks the Selectboard to advise. Also noted, the leaking toilet was repaired.

In discussion Mr. Noga observed that insurance would probably require the use of licensed and insured vendors; Mr. Tanza noted that the lease with the tenant was “as is”, so any changes entailing costs would need to be re-negotiated; he suggested looking up the requirements referenced in the email. Mr. Noga recalled rule changes last year with no “grandfathering”. There was discussion of who would be responsible under the lease. It was agreed that attorneys should be consulted, and a report made at the next meeting. Mr. Bills noted the drain in the kitchen and State documents about floor drains.

Mr. Mello suggested a maintenance plan for rotten sills, etc, anticipating and prioritizing expenses; Mr. Noga suggested that the next Board should consider revisiting the contract after researching other examples

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of landlord responsibilities. It was generally agreed that the Selectboard would seek legal advice in this matter. Ms. Maggio will report.

Regarding the furnace louvers discussed in a previous meeting, Mr. Bills reported that Seth Stewart had said they were working properly. when Mr. Bills also mentioned that when he investigated the leaking toilet he had noticed small motors that may be part of the furnace ventilation system.

Ms. Maggio asked about the toilet washers discussed in a previous meeting. Mr. Bills will check to make sure all are in good condition; he discussed the ceiling in the basement where the overflow had occurred. Mr. Bills again suggested making an access panel where Mr. Tanza had taken down several ceiling tiles. as this will probably recur, and added that bathroom ventilation ducts could also run through that area. There was discussion.

Mr. Bills asked what to do before Town Meeting about the ceiling in the basement, citing stains, panels down. There was discussion of possibly bringing the situation before the Town. Mr. Noga suggested installing a small suspended ceiling, allowing other installations to go easily, such as smoke detectors, etc., and facilitating panel replacement. Mr. Bills noted extra panels already on the site and has priced other needed materials.

Ms. Maggio suggested sending Mr. Bills the citation specifying the items for repair or replacement. Mr. Bills confirmed that he had researched the necessary repairs and costs, and the Town will be informed.

Ms. Maggio asked about smoke alarms. Mr. Noga noted two proposals he had obtained. The first had been in the low five-hundreds. The other was \$812.00, but the contractor had since attended a conference on smoke detectors having a ten-year battery, and said if the Fire Marshal approves the device the total cost would be \$442.00, otherwise it will be the original quote of \$812.00. Mr. Noga will follow up with the contractor. He also noted that five of the six ceiling lights need replacement, and one had sustained water damage. Mr. Tanza asked about an insurance grant, and Mr. Noga noted that this is the process he is pursuing.

BMH update if any

Mr. Mello reported that Peter Meyer had notified the Selectboard that the second deadline had been met.

The recent wedding went well. There was a thank-you note from the happy couple. Mr. Mello had discussed the need for carpentry services with the groom.

Highway/Road update if any

Mr. Bills reported on sand and salt supplies, bumps in the roads; there was discussion of frost-heaves under new paving. Regular maintenance and sealing extends surface life, and Mr. Clark has been discussing this with Dummerston. Mr. Mello suggested including crack sealing in the paving budget, noting that a report on SLDC had mentioned a need for sealing the pavement around the building. Various sealing products were discussed.

Mr. Bills noted that the dirt roads are getting potholes and are being filled with road sand periodically. He explained different (mainly weather) conditions conducive to potholes. Ms. Maggio observed that dirt crowned across a bridge has worked very well. Mr. Mellow noted that the plow crew has been performing very well and had plowed at the church, consistent with its function as an emergency gathering site.

ACO court results

Animal Control Officer Maggio acted as a hearing officer as the Court processed ten tickets for complaints last year. She appeared in court representing the Town for eight noise or off-leash ordinance violations. The tenth ticket was for nonpayment of fees. The Judge and the resident agreed that the quality of life was diminished by the dog noise; they had not collected the eight noise fines, but the defendant was found guilty of the off-leash and nonpayment counts and fined court costs and fees owed, to be forwarded by the

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Court in the next four months. Ms. Maggio suggested amending the ordinance after May 30th, As The Court did not address a \$50.00 fee per animal. A late fee is assessed after April 1st.

Mr. Mello asked how much will be forwarded from the State. Ms. Maggio reported amounts of \$60.00 and \$34.00. She added that the resident only has one dog at this time and must show proof to the Court that other dog has been removed to another location. The noise ordinance states that fifteen minutes of continuous barking between 8:00PM and 8:00AM justifies a complaint.

Regarding recycling, Mr. Spencer (Windham County Waste Management District) is on Newfane's Agenda for January 23rd, and Ms. Maggio will call the Newfane Selectboard to find out about the disposition of the recycling receptacles.

New Business

Mr. Mello reported on the Energy Committee at NewBrook (Solar Project); SunEd sold the business; Matsui has bought out the contract; negotiations were concluded and contract is signed; solar panels will be in by the end of November; Ms. Garland and Mr. Tabachnick (Principal at NewBrook) negotiated four changes to the contract; the \$26,000.00 lease payment will be honored; NewBrook only takes about 14 percent, the entire valley will get "off-taker" energy credits for the installation; they are researching consumption of the school building to get maximum energy from the project; a deadline of November was agreed and signed; they the contractor will consider paying the lawyers' fees of about \$5,000.00.

Mr. Tanza asked about impact of Act 46 changes. Mr. Mellow reported that the lease payment may convey with the rest of of the NewBrook district's assets and liabilities, should a new consolidated district be formed.

Mr. Mello attended a committee meeting at Leland and Gray whose purpose was to engage the community in the Act 46 changes, specifically proms, keep L&G open and flourishing. He then attended the L&G Budget Information Meeting and met Mr. Anton (Supervisor, Windham Central Supervisory Union) and Mr. Thibault (Principal, L&G) and was very impressed with their attitude, forethought and vision of L&G's future; Mr. Thibault compared L&G with Apollo 13 in discussing the severe financial constraints under which L&G must operate; they are committed to making it work. The L&G Budget Development Process presentation was informative, explaining a 12% rise in property taxes and giving examples of impacts for home owners. Mr. Mello noted that Brookline has 37 students at L&G, and tax changes should not be too severe.

Correspondence and Pay Orders

Correspondence

- Comcast rec'd Feb 1 2017
- Fitts, Olson & Giddings P.L.C. rec'd Jan 19, 2017
- Vermon Local Roads, VTRANS Training Center rec'd Jan 23, 2017
- Vermont Agency of Transportation rec'd Jan 23, 2017
- VLCT rec'd Jan 12, 2017
- US Dept. of Commerce, Economics and Statistics Administration rec'd Jan 30, 2017 – **Census 2020 update will be placed on the Agenda for the next meeting.**

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Pay Orders

The Selectboard signed the following pay orders, totaling \$10,446.04:

- Accounts Payable #2017-31 in the amount of \$8,728.49
- Payroll Warrant #2017-29 in the amount of \$1,717.55

Accounts Payable #2017-31	\$8,728.49
Payroll Warrant #2017-29	<u>\$1,717.55</u>
Total	\$10,446.04

Ms. Maggio moved “to approve Accounts Payable #2017-31 dated February 1, 2017, in the amount of eight thousand, seven hundred twenty eight dollars and forty-nine cents (\$8,728.49).” Second by Mr. Mello. **All in Favor.**

Ms. Maggio moved “to approve Payroll Warrant #2017-29 dated February 1, 2017, in the amount of one thousand, seven hundred seventeen dollars and fifty-five cents (\$1,717.55).” Second by Mr. Noga. **All in Favor.**

Set agenda for the next meeting

- SLDC lease and inspection report for review
- Transfer of legal files
- Dept of commerce information for Census 2020
- Quote for repairs to emergency room from Mr. Noga

Adjournment

Mr. Noga moved to Adjourn, second by Mr. Mello. **All in Favor.**

The meeting Adjourned at 8:12PM.

Respectfully submitted, Peter Barus, Recorder, February 2nd, 2016