

**REGULAR SELECTBOARD MEETING  
MONDAY, MAY 13, 2002  
7:00 - ADAMS SCHOOL**

A regular meeting of the Board of Selectmen for the Town of St. Johnsbury was held Monday, May 13, 2002, at the Frank R. Adams School. Prior to the meeting, Outside consumption Permits and catering licenses were signed for Sodexo Vermont, Inc. to accommodate the activities surrounding St. Johnsbury Academy graduation.

Present at the meeting were Chairman Reg Wakeham, members Gib Handy, Elwin Cross, Dale Urie, and Bryon Quatrini. Also present were Town Manager Mike Welch, Town Clerk Sandra Grenier, Zoning Administrator Priscilla Messier, and Secretary Ida Rainville.

Also present were Tim Ruggles, Dale Wells, Bill Cruess, Kim Leonard, Bill Julian, Channel 7 News, Russ Hutchins, Louis LaCroix, Julia Lewis of VAOT, Maurice Chaloux, Roger LaCroix, Mark Bigelow..

The meeting was called to order at 7:00 PM by Chairman Wakeham, who led the assembly in the pledge of allegiance. The minutes of the April 22 meeting were unanimously approved (Urie/Handy).

**So. Main Access - St. Johnsbury Academy**

St. J. Academy Trustees Dale Wells and Bill Julian, with Assistant Headmaster Bill Cruess and engineer Tim Ruggles, presented a proposed access road to South Main Street near CVPS to help alleviate congestion at the intersection of Main and Fairbanks Drive. The drive would enter So. Main at a 90 degree angle and connect to the parking lot near the new sports fields behind Brantview, and potentially eliminate 100 - 200 cars at that intersection in the morning. The roadway will be gated during the day, with one-way traffic entering off So. Main for the morning traffic. Gabriel Handy suggested a "no left turn" sign entering So. Main to eliminate a potentially hazardous situation in slippery conditions.

A small section of land still needs to be transferred to the Academy from the Town to accomplish this project. On a motion by Bryon Quatrini, seconded by Dale Urie, the Board voted unanimously to proceed with the transfer of property on South Main Street to the St. Johnsbury Academy for this project access only, with the approval for a curb cut onto South Main Street.

**Tax Stabilization - Maple Grove**

Roger LaCroix and Mark Bigelow, representing Maple Grove, presented their plans for improving their production methods for the next few years, which will keep them competitive in the market and help them to maintain the present employment level. They project an addition of up to \$750,000 of new equipment per year for the next 5 years. Request stabilization of personal property at \$2,000,000 for the years 2003 through 2007. The Tax Stabilization Board recommended the Selectboard grant the request. On a motion by Bryon Quatrini, seconded by Gabriel Handy, the Board voted unanimously to stabilize the personal property of Maple Grove at \$2,000,000 through 2007.

### **Community of Concern - Update**

Bryon Quatrini and Dale Urie reported on the "Community of concern" meeting held Monday, May 7 at St. Johnsbury Academy, intent upon reducing drug and alcohol abuse by teenagers in the community. Bryon suggested a strong endorsement from the Board and to stay in contact with and participate in the program. Gabriel Handy also recommended the Town make available any facilities needed for meetings and activities to support the program. On a question from Dale Urie, Town Manager Mike Welch suggested the Board contact their senators and representatives to support tougher laws in next year's legislative session.

### **Delinquent Tax and Utility Bills - Sandra Grenier**

A committee consisting of Town Clerk Sandra Grenier, Town Manager Mike Welch, and Selectmen Gabriel Handy and Bryon Quatrini, had met to formulate a plan to move forward on resolving delinquent tax and utility bills, and initiate tax sales. Suggest a formula establishing tax sale properties which would include at least two years of delinquency, or \$3,000 past due (either taxes or utilities); the highest amounts will be on the first list of tax sale properties, with the list to be updated every 30 days by reviewing the highest ten +/- properties, and new properties moving up the list as previous properties are eliminated. Agreements must be made by May 28 for the properties currently on the list, agreement to stipulate one of the following: (1) pay in full; (2) pay to bring current agreement up to date; (3) negotiate a plan with 50% down and balance due before November 22. Interest on all balances will continue to accrue. The motion was made and seconded (Handy/Quatrini) to go forward with the tax sale as prepared. The Sale would start with any one with two or more years of delinquency of taxes or utilities. The highest delinquent accounts first and working down the list to the lowest. Any changes in this plan shall be brought to the Selectboard on an individual basis. The motion passed unanimously.

All banks and mortgage holders will receive a notice of the pending tax sale. In the event of an actual sale, the town would receive only what is owed. The remainder would go to the property owner(s) and/or lein holder.

Town Clerk Sandra Grenier presented to the Board a proposed list of fees for copies, disks, and other services not covered by state statute. Gabriel Handy suggested the fee for a copy of the zoning by-laws should be increased to \$15.00, since there will be more information contained in the book and it will cost more to reproduce. On a motion by Gabriel Handy, seconded by Bryon Quatrini, the Board unanimously passed the list, with the change of zoning by-laws from \$10.00 to \$15.00 per book.

### **Solid Waste - Priscilla Messier**

Zoning Administrator Priscilla Messier, presented pictures of several properties around town that have become unsightly with trash, garbage, and abandoned vehicles, and have invited complaints from area residents. Currently the Town has a Court Order in place to clean up the McKinstry property on Harrison Avenue, and it was Ms. Messier's opinion that the Town should take action on that court order before proceeding to clean up other properties. A recent meeting of representatives from various area towns revealed other towns with similar problems. Suggestions: Have a bulk day; sponsor a car-crushing event with Gates Salvage of Hardwick, involving several area towns; consider a solid waste ordinance, which would allow the Town to levy and enforce fines, and institute clean up orders. Residents are concerned that current situations decrease property values and may ultimately affect tax rate. Priscilla reported that the court order allows for a lein on the

property to cover clean up costs. The last time the Town cleaned up the McKinstry property it cost \$9,800. On a motion by Gabriel Handy, seconded by Dale Urie, the Board voted unanimously to enforce the court order and proceed with clean up. At that time the Board intends to move forward with contacting other property owners. General discussion centered around a long-term planning for bulk pickup day, developing a new ordinance, any other ways to help solve the problem.

### **Municipal Property**

Mr. Welch pointed out that there are several pieces of property owned by the Town that the Town does not have a need for, and someone has shown interest in purchasing. Gabriel Handy and Bryon Quatrini volunteered to serve on a committee to look into these properties.

### **CSO Contract Amendment**

Mr. Welch reported that Pete Silberman has proposed an increased contract amendment of \$32,000 between the Town and Earth Tech. for the CSO project, since he had not been involved from the initial negotiations for the project, and he believes the initial engineering review would require additional funds. The State grant will pay for much of the increase so the impact on the Town will be minimal. But the State must approve the amendment. On a motion by Bryon Quatrini, seconded by Gabriel Handy, the Board voted unanimously to accept the amendment, pending state approval.

### **Skateboard Park Update**

Dale Urie reported that Ned Hamilton, owner of Peter Glenn property, is currently negotiating with the Town for the construction of the skateboard park in the lot behind his store. The Skateboard committee has approved the work to be done by the Work Camp. \$5,000 is necessary to initiate the project. The ideal park will require \$40,000, but it will have to be developed slowly. If all goes well with agreements and insurance, the park could be open by May 31. Meanwhile, the board discussed going forward with an ordinance that will control skateboard and inline skate use in other parts of the town. Dale Urie suggested starting an education process to let kids know skateboard use and in-line skates will be outlawed on the streets.

### **Manager's Report**

A reminder of the bicycle rodeo at the Elks on May 18; household hazardous waste day May 18 in the parking lot; regular meeting of the Selectboard May 28, on May 27, because of Memorial Day.

The Selectmen signed the bargaining agreement for both the Fire Department and Police Department.

On a motion by Gabriel Handy, seconded by Bryon Quatrini, the Board voted unanimously to enter into an agreement with the State to seal cracks in the Class I roads passing through town - Route 2 and Route 5.

The Board was asked to approve the new application for the re-designation of the Downtown for application to the State. Passed unanimously on a motion by Gabriel Handy, seconded by Dale Urie.

NEKCA has requested that the Board of Selectmen appoint a local member to the NEKCA Board. An ad will be placed in the newspaper for interested parties.

The Regional Transportation Advisory Committee needs a local member. Also will be advertised in the newspaper for interested parties.

Mr. Welch reported that the Town had received a \$30,000 grant from the State for the area study on Bay Street development.

**Report of Doings**

The Board signed a report of doings for the approval of site plan review criteria, which had been previously approved by the Board.

Chairman Wakeham asked if there was any further business to come before the Board. Hearing none, the meeting adjourned on a motion by Gabriel Handy, seconded by Bryon Quatrini, at 8:30 PM.

Respectfully, \_\_\_\_\_, Ida W. Rainville, Executive Secretary