

**TOWN OF GRAND ISLE
SELECTBOARD
MINUTES OF THE MEETING
November 2, 2015**

I. CALL TO ORDER: Adam White called the meeting to order at 7:03PM

Board Members Present: Adam White-Chair, Mark Cobb-Vice Chair, AnnaMarie DeMars, John Lawrence and Bill Baron

Board Members Not Present: None

II. GUESTS: Shevonne Travers and Jeff Martin from the Recreation Committee; Shawn Coleman from NRPC

Community Members Present: Diane Cota, Susan Davis, Fay Chamberlin, Don Chamberlin, Ron Bushway and Brad Sheridan

Amend Agenda for Matters Not Listed:

Recreation Committee: Shevonne Travers discussed the following topics.

1. Create a restricted fund for donations that would go directly to the Recreation Park and keep taxes lower.

Future projects include:

- a. Tennis Courts
- b. Disk Golf
- c. Continuing to build a trail that has already been started.

Mark makes a motion that Shevonne Travers, from the Recreation Department to speak with Melissa Boutin, Grand Isle Town (Treasurer), to set up an account specifically for donations to the Recreation Park and the Recreation Committee to use as they wish. John seconds. All in favor. Motion passes.

2. Maintenance and budget:

- a. \$10,000 Received last year, approved by voters as a separate article for upgrades.
- b. Close to half of that amount, \$4,100 went for toilets and water.
- c. Concerns on how to cover the maintenance cost, supplies and offer programming.
- d. Asked if the Town will look into more wood chips for the playground.
- e. Raise the budget amount from \$10,000 to \$14,000 this year.
- f. Would like to have someone work about 10 hours a week to increase the revenues in other ways such as grant writing.
- g. The Recreation Committee has yet to submit a budget.

Mark suggested getting an RFP and use just one Port-A-Let company for the Town.

3. Basketball Court:

- a. The basketball court has been lined using re-usable stencils, \$50 in paint and volunteers time.
- b. Bill asked if the Recreation Committee would consider allowing the ice rink boards be placed on the asphalt surface and be used for ice-skating in the winter. The Recreation Committee is in favor of this.
- c. Existing lights can be used by being turned to face the court.

NRCP: Shawn Coleman spoke about the type of grants and incentives available for disasters.

Legislation passed a program to help towns after disaster strikes.

1. Grand Isle has completed a Basic Emergency Plan adopted by the Selectboard and a resolution to follow the National Incident Management System.
2. Grand Isle is a member of the National Flood Insurance Program, which enables residents to purchase flood insurance.
3. Roads, Codes and Standard by the State, which the Town has as well.
4. Hazardous Mitigation Plan that FEMA offers for guidance's to meet their Federal standards. This is funding available for Grand Isle.
5. Grand Isle will need to form a mitigation steering committee consisting of a Selectboard member, Town Clerk, Road Foreman, Fire Chief and Emergency Management Coordinators Alan Arthur and Don Cota.

Grand Isle Historical Society: Fay Chamberlin, President reported:

1. Fay gave an historical background of the Grand Isle Historical Society.
2. Listed the activities held over the past summer.
3. Buildings are owned by the Town of Grand Isle.
4. The Historical Society would like to offer a free pass coupon to members and may bring a guest and asked for the Selectboard to approve this.
5. This year the Society has \$694.50 to turn over to the Town, down from last year.
6. There is a need for more volunteers as she is resigning as president as well. Also some volunteers are leaving and others are cutting back on hours.

Don Chamberlin would like to put a heavy wire fence onto the split rail fence so the split rail fence cannot be taken down. Putting solar lights around the end to light a pathway to the school was suggested.

Adam thanks Fay, Lucy Gordon, Mrs. Southwick and other members for continued service.

Adam made a motion to suspend, for this year, the 50% (\$649.50) of the money coming back to the Town and have it go back to the Historic Society. Mark seconds. All in favor. Motion passes.

Fay said they plan to have the Alan Stratton Book reprinted and this money will help.

III. REVIEW AND APPROVE MINUTES: Bill makes a motion to approve the minutes of October 5, 2015. John seconds. All in favor. Motion passes.

Bill makes a motion to approve the minutes of October 19, 2015. AnnaMarie seconds. All in favor. Motion Passes.

IV. FIRE STATION UPDATE:

Dore and Whittier Contract Update: Adam gave the following update:

1. Last year the Selectboard was going to go to the voters for the Gordon Site location. Dore and Whittier and DEW Construction estimated that (the cost) would be \$364,638 over the \$1,750,000 bond.
2. The board was ready to go to the voters for a \$400,000 increase to the bond.
3. At this point the tax bills came out with a hefty increase of the school tax and a Town tax increase as well. The Selectboard decided it was not a financially conscientious option to go to the voters for a \$400,000 increase.
4. We looked at options and tried downsizing from 9100 square feet building and increasing the building amount from \$1,750,000 to \$1,814,000.
5. The site was briefly moved to the Gravel Pit which was found to have mitigation aspects dealing with wetlands.
6. Most recently we looked at the Poratti Property which is roughly 4.8 acres surrounding the (Town Office), the Fire Station and Highway Department.
7. At this point we asked Dore and Whittier and DEW Construction to come up with another amount (for building on the Poratti Property). On October 13, 2015 they came back with an overage of \$1,238,329 for a 3 bay, 9500 square foot building.
8. In good faith and being financial conscientious we decided, knowing it was almost double the Bond, not to have Article 2 (Bond increase) go to the voters.
9. We thank Dore and Whittier, DEW Construction and Engineering Ventures for the work they have done to look at all the options available and cost savings redesigning this building many times. They have been very accommodating. Also Mark has spent countless hours on this project.
10. At this point it is time for the Selectboard to execute Article 9 of the contract, which is the termination of the Dore and Whittier Architect contract.
11. Unfortunately, while the services are there the funds are not there. We feel the voters would not go for that high of an amount. We tried many times at reduction, re-designing this building and it just is not feasible at this time to do it.

Mark makes a motion that we revoke Article 9 of the Contract with Dore and Whittier Architect to proceed to withdraw from contractual obligations on the (Grand Isle) Fire Station project. John seconds. Adam asks for discussions. Bill said Article 9, at one point in conversation with Lee Dore he mentioned he would not pursue fees for services not rendered. He asked Mark if that was his understanding at this time. Mark said at this point they only discussed was revoking Article 9. He believes Lee is sincere in his word.

John Seconds. All in favor. Motion passes.

At this point we don't have a final bill from Dore and Whittier or the final amount paid out.

V. PORATTI PROPERTY UPDATE:

The next question was if the Poratti Property was approved, can the present fire station be built or repaired.

Adam said it can be and will be looked at as the best option.

1. Biggest issue is septic capacity.
2. In order for the existing station to even expand it would possibly need more septic capacity and it will be looked into.
3. Once a building renovation starts 2015 codes and standards come into play.
4. If the Poratti Property vote goes through then we will have the septic capacity.
5. Mark said this is not necessarily Fire Station related but if this Town wants to do anything with this building or any Town building we have to have septic capacity, which this property has.
6. The Town owns little amounts of land so for any expansions to happen for these buildings the Town needs to own the Poratti Property.
7. On November 17, 2015 there will be a vote asking the voters if they wish to purchase the 4.8 acres of the Poratti Property, formally known as the Poquette Property for an amount not to exceed \$113,000.
8. There would not be enough septic capacity for the Town Highway Department garage. One possibility would be to move it onto the 9 acres of the Transfer Station.
9. We need this property in order to expand any Town buildings and this would allow the Town to also have a Town Green area. We want to keep the Town buildings in the village district, which is this area here. Buying the property would be good for the town.
10. This (property) is fairly inexpensive for the approved septic capacity along with the 4.8 acres.
11. Going forward if the Poratti Property is approved it will give the Community the opportunity to give their input as to what they want.

VI. NEW BUSINESS:

Review Library Budget: The Selectboard reviewed the Library budget. The budget increase is 2-1/2%, just under \$1,000.

Review Highway Department Budget:

Brad Sheridan, road commissioner presented the Highway Department Budget: Discussions included:

1. Roadside equipment.
2. Salt, sand, trucking and culvert expenses.
3. State contract pricing.
4. Retirement fund.
5. Working relationship with South Hero
6. Budget increase of approximately 7%, \$23,000
7. Chloride use and some being sold to private contractors.

Curb Cut for 23 Reynolds Road: A request for a curb cut was discussed. Bill makes a motion to approve a curb cut at 23 Reynolds Road, with addition of an 18-inch culvert, 30 feet in length. John seconds. All in favor. Motion passes.

Tax Appeal: Two tax appeals requests are tabled. Adam will contact both parties to get more information.

VII. OLD BUSINESS: Fire Station Furnace Update:

Mark reports he has spoken with two companies who said the liability issue involved is not worth the repair. It's a double lined furnace and not sure how long it will be able to be used. They will continue monitor it.

VIII. REVIEW ORDERS and PAY BILLS: AnnaMarie makes a motion to review orders and pay bills. Bill seconds. All in favor. Motion passes

IX. EXECUTIVE SESSION: Mark made a motion to go into Executive Session to talk about the RFP bids for the Annex property.

John seconds. All in favor. Motion passes.

Mark makes a motion to come out of Executive Session at 10:16 PM, November 2, 2015. The decision is made to go ahead with the AES proposal, contingent upon Bill and Mark meeting with the owner, AES North East Serving Services, clarifying his estimate and make sure we don't have any overruns. Bill Baron will pick up 1/3 of the cost of \$3,345, the Town of Grand Isle will pick 1/3 and they will ask the Grand Isle School to pick up the 1/3 balance of the cost. John seconds. Four in favor, Bill abstains. Motion passes.

X. ADJOURNMENT: AnnaMarie makes a motion to adjourn at 10:16PM. Bill Seconds. All in favor. Motion passes.

Respectfully submitted,

Rachael Griggs, Selectboard Secretary

Adam White, Selectboard Chair

Date: _____

Date: _____